



*Pecan Grove Plantation Property Owners' Association, Inc.
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**PECAN GROVE PROPERTY OWNERS' ASSOCIATION, INC.
POA GENERAL MEETING AND ELECTION
OCTOBER 15, 2024**

I Call to Order at 6:30 PM– Guy Steiger

II ELECTION

- a) The Election Committee explained the election procedures.
- b) Nominations were requested from anyone wishing to nominate themselves who were not at the Nomination Meeting. None given.
- c) Introduction of those on the original ballot was made in order as they appeared on the ballot.
- d) Philip Pletka is absent because he is out of town with family. Howard Katz, J. P. Willis, and Joe Gerzina.

III REVIEW OF JULY 16, 2024, QUARTERLY MEETING

IV GUESTS

- e) We had invited Commissioner Vincent Morales, Precinct from Fort Bend Road, and Bridge. They were not able to attend because of prior engagements. We have been in touch with both regarding the levee accident involving a child. We are working with the MUD, Commissioner Morales and the Fort Bend Road and Bridge to address the crosswalk issue on the levee.

V FINANCIALS

- a) We had \$100,000 in a CD to capitalize on the revenue. Our Operating Account is down to about \$11,000 due to a \$15,000 brick fence repair and other unexpected expenses from the hurricane. Our normal monthly expenses are \$30,000-\$40,000/month. We have put \$97,000 of that CD in our checking account to get us through until the end of the year when 2025 maintenance fees start being received. We are still working toward our goal of a surplus of \$100,000.

VI DEED RESTRICTIONS

- a) Currently we have 61 open violations Thirty four percent is lawns, nineteen percent is clutter in drives and around the house, 9.5 percent is stored vehicles. These are monitored for a few weeks and then someone from the Board talks with them to reach a resolution. Fourteen percent are RV's, boats, or other items parked in driveway or grass for more than 48 hours. Eight percent would be mildew on your home. Some homes still have damage from the hurricane. Twenty-seven homes have large stumps remaining in their yard, twenty-three homes still have roof, gutter, or facia damage. Twenty-three locations have items that we have asked Fort Bend Road and Bridge to handle. We have been hovering at

50-60 open violations over the past couple months but in that time, we have closed 116 so we feel that situations are improving.

VII LANDSCAPE MAINTENANCE

- a) In Philip Pletka's absence Guy Steiger recapped. Yellowstone Maintenance, our current landscape company, does a pretty good job for us. Routine maintenance is referred to them but anything over \$2000, is sent out for competitive bid. In September we had 12 trees trimmed in Esplanades for \$\$1,800.47.

VIII CONTRACT DEPUTIES

- a) Our FBCSD contract expired on September 30th and we would like to thank Lieutenant Skelton and his team for their service. We had three deputies one of which left two-three months ago which left us with only two. That, along with the lack of visibility led us to go another direction. Your POA Board of Directors is announcing that we will shortly enter a Security Contract with Fort Bend County Precinct 1 Constable's Office. This is with the support of the PG MUD, Pecan Grove POA and The Grove HOA. We do not have an exact start date but we are hoping that the contract will be starting no later than December 1. We will invite the Constable or Deputies to attend our meetings.

IX ARCHITECTURAL CONTROL COMMITTEE

- a) No ACC representative was present but Guy stated that there have been no unusual requests for the ACC other than roofs, painting, etc.

X OLD BUSINESS

- a) The matter of Christmas hayrides came up and what we can do about it. We have heard that Randalls is going to put up signage in their privately-owned parking lot that will not allow hayrides to park and use it at all.
- a) Kim Hollas said that the Boy Scouts will hang Christmas wreaths December 9. Our storage unit prices have gone up and we cannot downsize so we are searching for new storage space in the area. We have found one where the Boy Scouts have a unit. We have put our name in and are on the top of the waiting list. If we get it in time the Scouts could pick up the wreaths at the current unit and in January deliver them to the new storage unit.

XI ELECTIONS

To complete our voting, we need to have a quorum of 229 votes. We far surpassed that number with 391 votes. And all four of our candidates were elected to the Board. The newly elected Trustees were invited to sit with the Board so we can hold an executive session which is a transition of talking over the goals for the next year.

Meeting Adjourned at 7:45 PM

Guy Steiger

10/22/24