



Pecan Grove Plantation Property Owners' Association, Inc.
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PECAN GROVE PLANTATION PROPERTY OWNER'S ASSOCIATION, INC.
POA GENERAL MEETING AND ELECTION
OCTOBER 21, 2025
MINUTES

- I. Call to Order – Guy Steiger @ 6:30pm. Present were Philip Pletka, Kim Hollas, Howard Katz and J. P. Willis.
- II. Nominations from the floor. None were presented and this portion was closed.
- III. Minutes from July, 2025 Quarterly Meeting were distributed – J. P. Willis
- IV. FINANCIAL – Current standings –. Last month 17 delinquent accounts were collected. The total assets are \$427,000. The financials we have are from earlier in September as we just received our raw data from our accountants, we did not have time to prepare this October financial before this meeting but it will appear on our website. There has been a gradual increase in funds over the past few years which has allowed us to maintain a surplus of funds. The boards' goal is to maintain a minimum of \$100,000 in surplus at the end of each year after all operating expenses have been paid. We are very close this year.
- V. Deed Restrictions – A quick overview showed that we had 203 issues throughout the year. Included in these issues were trees. New restrictions were 163 with 40 carry-over items from quarter two. From the form you have 145 have been closed which is a rate of 71.5%. This does not go into detail but does give a fine snapshot of exactly what restrictions we are typically seeing. You can follow progress at any time by going to our website to view the report.

- VI. Landscape Maintenance – Philip Pletka. We have lost three rotted fruit trees and, as you are aware, there were trees lost to termites and rot on Summerland Court. Some were 100 years old. We have an accepted quote from Yellowstone Landscaping and they will be planting four 10-foot five oak trees. The trees along Old South and Thompson Crossing were pruned which cost \$2,2250. We also removed a small tree, and weeded around the bridge and the entrance on Plantation by Bowie (one time basis only) as it had not been cared for in quite a while. The last item was \$600 for repair/replacement of irrigation lines at the front entrance after someone ran through the flower bed. Also of interest is that the house on Morton League Court will be going up for auction shortly.
- VII. Constable Contract Deputy – Sergeant Harrell Clark who manages our two motorcycle deputies. The deputies made 92 traffic warnings/citations and the biggest traffic complaint is the stop signs. Sixty-eight property checks include going to the pump facilities. Resident asked if a plan was in place with our area becoming Precinct Three. The MUD has elected to have the Constable handle the security contract on both sides of FM 359 and we will continue to handle Pecan Grove.
- VIII. Pecan Grove Volunteer Fire Department – Chief Jerod Vontz - Currently we run 120 to 140 calls per month for Pecan Grove, Harvest Green, and Waterside. Approximately 67% is for Pecan Grove. We have grown in the last four years from four firefighters (two at each station) to now seven on a shift around the clock. Sometimes there might be eight or nine. Currently, PGVFD is beginning the State ISO review (inspection of all fire departments within the state of Texas). Our review will take about one year. We have a new ladder truck on order which will enhance the capabilities of fighting fires and saving people. It will give the capabilities of cutting a hole in a roof which makes it a lot safer for the firefighter to enter either homes or the roof of some of the area third-floor units.
- IX. Fort Bend County Fire Marshal – Justin Jurek - We conduct all inspections of new construction in existing businesses in unincorporated areas in Fort Bend County. Our office conducts all the fire investigations with the unincorporated area of Fort Bend as well. New regulations on boarding homes or facilities where people are providing different levels of care in the home now need inspection to make sure they are complying with state laws or local laws. We also oversee the hazmat team that responds to thirteen counties around Houston and have added drones for

additional help. Tonight, I would like to thank Chief Vontz for what he did to obtain this new ladder truck. But I would like to also like to request that all residents do their part to trim their low-hanging trees because as the fire department's equipment is getting more costly so is the repair for damages done by trees. The need is 14 feet in the streets for clearance.

- X. Community Affairs – J. P. Willis A large request was placed in the October newsletter to volunteers to act as judges for the Christmas Lighting Contest. We have four people from last year that are going to judge again and we have had three new volunteers. We need only one more volunteer to make up the eight judges needed. We do not have exact dates yet for the judging but it is usually the second or third week in December depending on how the calendar dates fall. Announcements will be forthcoming.
- XI. Architectural Control Committee. – Ken Bray – With the new program which allows residents to put their requests on line the turnaround time on approvals is around three days.
- XII. Old Business –
 - 1) We received a few competitive bids and after reviewing we have voted to renew and continue our neighborhood wide contract with Yellowstone.
 - 2) We had to replace a damaged mailbox on Old South which occurred by an auto running into it. There has been an ongoing discussion between the POS, County Commissioner and the USPS regarding maintenance of these mailboxes. Moving forward we have agreed that to keep our mail being delivered we are going to try to include a part of our budget each year to work on a small number of boxes but will have to replace some of the boxes in the worst condition. We will be discussing this in January as part of our 2026 budget. We had talked about perhaps at least five cluster boxes next year (around \$2,000 per cluster box).
 - 3) We are reviewing bids at this time for replacement of trees lost on the Summerland Court esplanade.
 - 4) A line of rose bushes had to be trimmed on the front esplanade at the area where

you enter onto Plantation from either the country club or from Randalls lot. That has been completed.

5) Election Outcome - There were 278 votes cast tonight so we met our quorum of 229. The winning candidates – were Guy Steiger, Kim Hollas and Steve Lutz. They will remain in their current positions.

XIII New Business -

6) A motion was made that we officially vote to renew Yellowstone's contract and have them replant the trees on the Summerland esplanade. All were in favor.

7) We will have the new 2026 budget due in January and we will still be working on maintaining the \$100,000 surplus. As part of the new budget a motion was made to increase our annual maintenance fees 10% from the current \$250 to \$275 for next year (2026). All in favor – passed.

9) The Fort Bend Constable Contract is in review having to do with the payment split between the CIA, HOA, MUD, and the POA. We have been pleased with the Constable as they have been more visible and have come to our meetings

8) There has been discussion about duck conservation and over the past year it has been pursued. But the Muscovy Ducks is a different situation as they produce at a rate that exceeds the capabilities of some of these past efforts. There are no specific details but we would be willing to make a small commitment to do if others follow suit (around \$1,000/month for no longer than three months).

9) Light Bulb Awards for the Christmas Lighting Contest – some were replaced last year because of their age and condition. This year we will have another 12 new bulbs which should be ready about Thanksgiving. It will cost about \$1,500 for the 12 bulbs or \$125/light bulb.

Meeting Adjourned @ 7:51 pm

_____*Guy Steiger*_____

____10/25/25_____

