

Pecan Valley HOA Board of Directors Meeting

Thursday March 14th, 2024 (with some post meeting updates)

1:05 p.m. The first meeting of the new board was called to order. Present were the new board members (Doug, Sarah, and Barbara), and the HOA management representative (Cyndi). Cyndi provided the agenda.

1:15 p.m. Cyndi described the duties of each board position. A discussion ensued with regard to each person's strengths. Motions were put forth, seconded, and carried to vote Doug as president, Sarah as vice-president/treasurer, and Barbara as secretary.

1:30 p.m. Cyndi provided a current financial statement. We discussed expenses, income, customer balance summary, profit and loss, and the balance sheet.

One of the most significant issues is the large delinquency of one homeowner. The homeowner has received a bill every month for years with no response and has incurred years of monthly fees as well. The board decided that action must be taken to collect the delinquency. The first step will be to have Doug and Sarah speak directly with the homeowner in an attempt to determine if there is a reason why the fees have not been paid. Cyndi will provide a break-down of the current delinquency. The board agreed that we may offer to reduce some of the penalties in an effort to bring the account current. The amount that may be forgiven is to be determined. It was agreed that there is now enough money in the HOA account to pursue legal action if efforts to contact the homeowner to bring the account current fail. A vote was not taken as to what legal action will be taken, if any. That will be determined pending the outcome of the meeting with the homeowner.

A motion was made, seconded, and carried to accept the financials.

After the meeting, but before the minutes were finalized (Barbara was out of town):

On March 14th, Cyndi provided the following information on the above reference

delinquent property: Dues	\$3948.80
Lien Fee	\$ 250.00
<u>Late Fees</u>	<u>\$1455.00</u>
Total	\$8086.81

1:50 Doug assumed control of the meeting to discuss new business.

Architectural Control Committee (ACC) – This committee is appointed by the board. Legally, three members are required to be on the committee. Currently there is only one committee member. It is the board's understanding that the current member (Meagan) is willing to continue to serve. Another homeowner (Karen) has volunteered, a motion to appoint Karen to the ACC was made, seconded, and carried. Doug is going to approach another homeowner (Cely) who has expressed an interest.

After the meeting, but before the minutes were finalized (Barbara was out of town): Doug advised he spoke with Cely. On March 18th, Cely notified Doug that she would accept a position on the ACC. On March 19th, Doug notified the board of Cely's acceptance and made a motion to add her to the board. The motion was seconded and carried.

2:00 p.m.

Common Area Maintenance – The entrance on Silver Creek Azle is in disrepair. There is at least one broken light, lights are on during daylight hours, beds are overgrown. The entire area looks somewhat run down and not in keeping with the community standards. The entrance on Flat rock needs to be mowed and maintained. A motion was put forth to solicit bids for repairs/maintenance. The motion was seconded and carried.

Cyndi is going to contact an electrician to fix the broken light and get an estimate for any other electrical repairs that need to be made to the lighting/timer system. The board will meet to discuss the estimate. She will also contact (Emanuel) the former HOA president regarding any past maintenance estimates. Sarah may also have a lead regarding lawn maintenance.

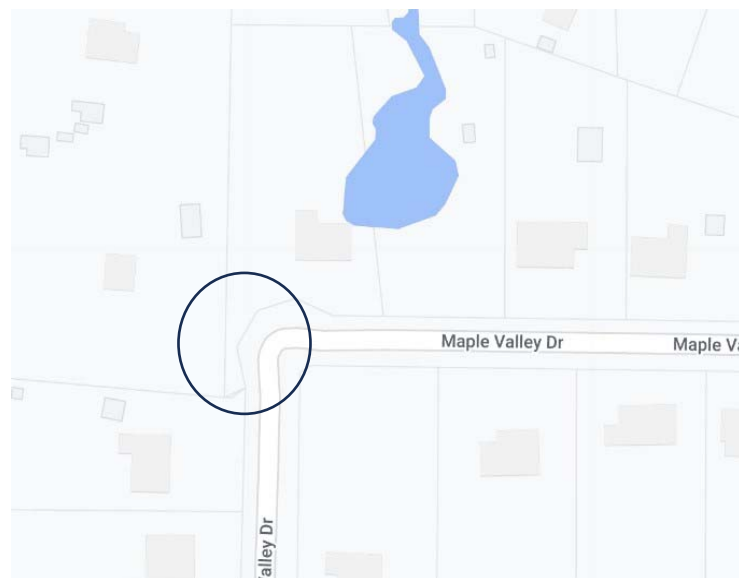
After the meeting, but before the minutes were finalized (Barbara was out of town):

On March 16th, Sarah provided lawn maintenance contact – Larry 682-438-4557;

On March 20th, Cyndi provided results from electrician's site visit. There is a broken flood light that's needs to be replaced, the light sensor is bad and needs to be replaced, and a bulb that needs to be replaced. The quote is \$420. A motion was made on the same day to go forward with the repair work, the motion was seconded and carried.

Cyndi is going to solicit bids to clean up/maintain the current beds, service the irrigation system, and perform regular (weekly or biweekly or monthly) maintenance.

There is also an area on the curve of Maple Valley referred to as the "eyebrow" that is not HOA property. The area is somewhat oddly placed; it does belong to a homeowner but appears more common area.



It was discussed that maybe the “eyebrow” should be part of the HOA maintenance contract. There are two considerations, 1. It would be good for the neighborhood to have the area looking better, meeting the maintenance standards; 2. We don’t want to start paying to maintain private property. A motion was put forth, seconded, and carried to have this area included in the maintenance estimates. Once we have a figure, the homeowner will be contacted about paying the bill for that area only.

- 2:15 There was a brief discussion about our next meeting/frequency of meetings. Due to travel plans of board members in April, it was decided that we would have to communicate via phone, email, text, as we get some of the information (estimates etc.) that we need to move forward on the above new business items.
- 2:20 We had a brief discussion about access to the HOA Facebook page. A motion was put forth, seconded, and carried, to open the Facebook page to all homeowners with the expectation that it will be used appropriately. The board will remove a homeowner’s access in the event that the forum is used inappropriately.
- 2:24 A motion to conclude the meeting was put forth, seconded, and carried.

Minutes submitted March 26th 9:15 p.m.