

Pecan Grove Property Owners Association Inc.

General Meeting Minutes

19 April 2011

CALL TO ORDER:

Attendees: J. Ashmore (JA), Ross (FR), K. Jarrett (KJ), Buckfield (RB), K. Myers (KM), Minchew (CM), J. Clark (JC)

Jim Ashmore introduced the Scouts and Scout Master Alan Evans from Troop 1656 present at the meeting and thanked them for coming; Scout Master Evans introduced the scouts. All the Board members thanked the scouts for the constant help throughout the year for community events.

MINUTES

- Distributed to all present

FINANCIAL – MARCH 2011

- Doing well
- Working to get all residents dues paid.
- Question: Is there a limit to the amount of expenditure that any individual board member can authorize?
- Question: Can there be a general vote to spend over the cap amount?
- Question: What is the cap on any one transaction?
- Question about whether or not board has considered making a donation to the fire department.
- Fred Ross will get back to resident with the answers before the next meeting and will present these answers at the next general meeting to all present
- Question: Has the board considered making a donation to the PGVFD? Board members would be willing to discuss financial compensation with the PG VFD, and would put this to a vote on the board dependant on the amount required.
- Question: Can the weekly report be distributed at meetings? Under Privacy laws we cannot distribute report as it contains homeowner names and addresses, and the Board is not required to hand this over as it is not public record.
- Question: Are there any other community organizations based within Pecan Grove that are in line to be donated to? Board has not been approached by any other organization within Pecan Grove.
- Question: In the budget an amount of \$2500 is allocated to donations, what is this for? This amount is for known donations that Executive Board currently makes. In order to make that amount higher a budget amendment would have to be made to change the current amount.
- Question: How much has been spent on litigation thus far? Approximately \$45 000 over the last 3 years.
- Question: What are the next steps? We are going to trial, and are awaiting a trial date.
- Comment arose from the floor that this is costing the homeowners more than the fence is worth. That it would be cheaper and more reasonable to remove fence.
- Comment arose about 209 homes being delinquent on their association dues and that this would result in a deficit in the overall budget. JA says that we are on track for this year for number of homes paid up, and that the other homes are being charged late fees, and attorney action does start taking place.

DEED RESTRICTIONS – MARCH 2011

- 5 outstanding going into month, 12 added - 17 resolved, 3 + attorney outstanding

- Question: Does the board respond to Deed Restriction violation complaints? We do respond to most complaints made on the forms made available. If “stuff” is in driveways or viewable from the golf course are these violations? We look into these as they are reported to us, and do make several attempts to contact homeowner concerned. We do try to get back to residents who make the complaints to let them know what is going on.
- Question: What is being done about the vacant home on Deerfield? We do not usually take care of vacant homes, we have looked at the front. The situation in the back of the property is a health hazard – JA and FR will look into the rear of the property situation more and will see what steps can be taken to get it cleared up.
- Question about an RV on Bittersweet that keeps re-appearing. RV has been noted and we are aware and keeping an eye on the number of days that it is parked outside property. It is not considered a violation unless it has been parked there for more than 3 consecutive days. JA will investigate, will notify Community Service Vehicle to investigate.
- Question arose about Plumbing Truck being parked nightly on Plantation. JA mentioned that this is the gentlemen’s business, and that he brings the truck home from work every night and it is out of the driveway during the day.

ESPLANADES

- Renovating gazebo and re-striping park.
- Planting on esplanades
- Project for rose garden for ex-office member underway.
- Question arose about making sidewalks level and how association can help. A suggestion was made that homeowner be contacted with the names of contract repair companies that can help fix problem. Resident will bring the name of a Sugar Land company that can work with association in getting repairs made.

CONTRACT DEPUTY

- 14 calls, 2522 citizen contacts, 3270 Property checks, 2 criminal citations.
- Questions: Of the items that were in the thousands, are these excessive? – Constable Rob Cook was present at the meeting to answer the question; officers note all contacts made with residents.
- Constable Cook also noted that a traffic study was performed and that there were very few incidences of residents travelling over the limit posted (only 7 cases noted).

ARCHITECTURAL CONTROL – MARCH 2011

- 13 applications – 13 approved
- New windows, New Deck, Cover Patio, New Gutters, paint home, new playhouse, replace sidewalk paint home and new front door, install arbor, replace siding, replace fence, solar screens on windows, new roof

COMMUNITY AFFAIRS

- Easter Egg Hunt
 - Went well, and plans underway for next year.

PG VFD

- Report on calls for month given by Fire Dept representative
- Meeting is on the first Thursday of even months
- 50 calls this month
- Department has received about \$600 000 in grants to help with new fire truck, radios and equipment.
- Department is looking for donations and will host a golf tournament on May 2, looking for players and sponsors.
- Currently collections are not being received from the apartments. Approximately 7-% of calls are made there, the department is researching and looking for a way to receive payment from apartment managers.
- Department has secured land and will start construction soon on new building on Farmers Road.

- The department and its representatives are willing to discuss fire department business with all residents.
- Question: Is it possible to view a list of residents who have and have not donated to department? Representative answered in the negative due to privacy act.
- Some residents do not pay anything to department as the donation is voluntary.
- Question: Is there a way to find out how much the department received from the county? Representative will get back to resident with answer.
- Department does not receive compensation from residents for calls, and is not allowed to charge, as department is a volunteer force.
- Question arose about the building of an additional location? Representative replied that location will help with time taken to get to Waterside and North-side of Pecan Grove more efficiently.
- Question arose about where the equipment currently at the Pitts road location will be housed, will it move to the new location? Representative will return with answer.
- A question arose about the number of homes in Waterside? Representative will return with answers.
- Question: Does the department receive any financial compensation from insurance companies? Only if entire house is burnt down, does the department receive compensation from insurance company.
- Question: If PG VFD makes an EMS call, do they receive compensation? They do receive some compensation from the county for making the call.

PG MUD

- All water meter lids should be accounted for and in place. Answer arose as a result from a question placed on the floor from last month's meeting.
- MUD meetings last Tuesday of every month at 5:30pm at the PG Country Club

OLD BUSINESS

- Update was given to residents regarding the roadwork on Harlem Rd. Harlem Rd is being changed to a four lane road around Bowie Middle School.
- A stop sign has been requested for the top of the levee on Plantation.

NEW BUSINESS

- Residents were informed about the results of the census that recommends that Pecan Grove be split into more voting precincts. Information given out to residents about whom to contact to voice concern about district split.

QUESTIONS FROM THE FLOOR

ADJOURNED