

**PECAN CREEK PROPERTY OWNERS ASSOCIATION
BOARD MEMBERS MEETING**

Minutes of the Board Members Meeting of the Pecan Creek Property Owners Association, *Newalla, Oklahoma*, held at the *Pecan Valley Baptist Church* at 4:00pm on the 16th of July, 2023.

• **CALL TO ORDER**

- Board member Brandi Maroge called the meeting to order at 4:05pm

• **ROLL CALL OF OFFICERS**

- Present: Jesse Stanley, J.R. Walden, Lindsay Unruh, Brandi Maroge, Howard House, Jon Greeson, Rodney Cochran
- Absent: Mark Watral, Dana Greeson
- Guests Present: Shauna Summers & Elbert Calloway Jr.

• **APPROVAL OF THE MINUTES OF THE MARCH MEETING**

- Brandi motioned to approve minutes from June. Passed unanimously. •

TREASURY REPORT

- Dana officially resigned today per Jon and was unable to give a treasury report.

• **OLD BUSINESS**

- HOA Services of Oklahoma
 - Setup with the property management company requires a change of bank to F&M Bank in Piedmont, OK
 - The following will be on the bank account with F&M Bank:
 - the Property Managers with HOA Services of Oklahoma Stacey Burris and Laurie Garis;
 - POA President Brandi Maroge;
 - POA Treasurer; position is now vacant as of this meeting and once new treasurer is appointed they will be added;
 - POA Vice President can be added to the account at a later date as his schedule permits.
 - The P.O. Box in Newalla needs to be closed.
 - Brandi collected P.O. Box keys from Jesse and Dana (via Jon) to return and close the account.
 - Mail is being forwarded to the new P.O. Box and payments should be made payable to Pecan Creek POA and mailed to:

P.O. Box 381
Piedmont, OK 73078
 - Since Dana vacated the position, Brandi issued and both her and Jesse signed the check issued to HOA Services of Oklahoma for the \$1,000

conversion fee and first month for \$1,697.92 which Brandi will deliver to HOA Services of OK.

- Roads

- Jon informed the Board that the road grader is coming tomorrow, July 17th, 2023.
- two roads are severely deteriorated to the point that the mail service has stopped coming – Rolling Oak and Winding Creek

- Jon will coordinate with Road Grader to have these areas addressed
- Brandi documented issues and shared quotes for road work on Walnut Drive from Harrah Newalla Rd to the stop sign at Winding Creek (quotes attached).
- Brandi documented issues and shared a quote for road maintenance on the NE side of Pecan Creek Drive from Harrah Newalla to Acorn drive.
- Brandi documented issues on Winding Creeks and 18551 Rolling Oak to be addressed by AtGrade Construction.

- Jon will obtain a quote from At Grade Construction for drainage ditches.
- The board will obtain quotes for the tin horns that run under the roads at Acorn and Walnut drive to be cleaned from various service providers that can be identified.
- The Board was unwilling to move forward with any of the quotes presented at this point.

- Street/Stop signs

- Since the treasurer has vacated the position, Brandi issued and her and Jesse both signed the check for the previously approved sign purchase in the amount of \$909.56 which does not include additional posts that will be needed.

-

- **NEW BUSINESS**

N/A

- **Questions/Concerns from Guests**

- Shauna Summers suggested the board look into grants for the POA.

- **NEXT MEETING DATE**

August 20th at 4 p.m.

ROAD WORK REQUIRED ON: Walnut Drive

ISSUE: severely deteriorated roadway; several potholes

TJ Campbell – Stryker Asphalt Quote(s)

\$3,600.00 1” or less Crushed Asphalt to Spot Repair Walnut Drive with up to 60 tons of crushed asphalt

\$16,200.00 1” or less Crushed Asphalt across the entire section of road from Harrah Newalla to Stop Sign at Winding Creek
(advised will last at least 5 years, if not 10)

At Grade Construction Quote(s)

\$12,150.00 175 Tons of 1½” Crush Run Gravel across the entire sections

*Advised by Stryker Asphalt that crushed asphalt is run through crusher for rock no bigger than an inch; gets harder over time and eventually looks like asphalt b/c of the oils; use an asphalt paver b/c it lays it smooth; uniform material; little to no dust due to oils;



ROAD WORK REQUIRED ON: Pecan Creek Drive (NE entrance at Harrah Newalla Rd to Acorn Ln at NE end)

ISSUE: potholes at entrance; crack seal deteriorating; needs regular maintenance before it requires extensive work

TJ Campbell – Stryker Asphalt Quote(s)

\$5,269.26 Crack Seal and Seal Coat of entire roadway

*Stryker Asphalt advised that the Seal Coating of the entire roadway is the most crucial element to the maintenance of the roadway and should be done every two to three years; and if it is not maintained properly it will require an asphalt overlay which is upwards of \$45,000.





Stryker Asphalt and Seal Coating

Pecan Creek Dr
Southeast Oklahoma City, OK 74857

(619) 828-8100
brandi.maroge@gmail.com

ESTIMATE	#56
TOTAL	\$3,600.00

CONTACT US
8424 SW 23rd place
Oklahoma City, OK 73128

(405) 446-1011
strykerokc@gmail.com

ESTIMATE
For work on Walnut Drive from Harrah Newalla to Stop Sign at Winding Creek

Services	qty	unit price	amount
Spot repair Walnut Drive Furnish and install up to 60 tons of crushed asphalt on road to fill potholes.	60.0	\$60.00	\$3,600.00

Services subtotal: \$3,600.00

Total \$3,600.00

Estimate valid for 180 days.
Payment due upon completion of work.



Stryker Asphalt and Seal Coating

Pecan Creek Dr
Southeast Oklahoma City, OK 74857

(619) 828-8100
brandi.maroge@gmail.com

ESTIMATE	#55
TOTAL	\$16,200.00

CONTACT US
8424 SW 23rd place
Oklahoma City, OK 73128

(405) 446-1011
strykerokc@gmail.com

ESTIMATE

For work on Walnut Drive from Harrah Newalla to Stop Sign at Winding Creek

Services	qty	unit price	amount
Place crushed asphalt on Walnut Drive.	16200.0	\$1.00	\$16,200.00
Prefill potholes and place 3 inches of crushed asphalt on roadway. Approximately 24'x675'.			

Services subtotal: \$16,200.00

Total \$16,200.00

Estimate valid for 180 days.

Payment due upon completion of work.



5022 N Luther Rd.
Harrah, OK 73045

(405) 454-6581 or (405) 442-0489

Estimate

Date	Estimate #
3/23/2023	3025

Name / Address

Pecan Creek Property Owners Association
PO Box 150
Newalla, OK 74857

Proposed Location

Pecan Valley Addn

Attention

John

Description	UOM	Qty	Rate	Total
REvised *****03/23/2023*****				
Walnut Drive from Harrah Rd to Winding Creek Dr				
Provide labor & equipment to jobsite to grind Walnut Drive approximately 280 ft, 20' wide to a depth of approximately 6". Supply water with water truck to help with compaction. Roll with vibratory sheepsfoot roller to compact. Grade and res shape for road.	EA	1	6,300.00	6,300.00
125 Tons of 1 1/2" crusher run delivered to jobsite.	TON	175	30.00	5,250.00
Thank you for the opportunity to bid this project.			Total	\$12,150.00

- 1) Price does not include permits, staking, blue topping, bonds, inspection fees, de-watering or testing unless otherwise indicated on estimate. Price includes mobilizations needed for this project. Each additional is \$3,000.00 ea, unless otherwise indicated in estimate.
- 2) All work will be completed in a workmanlike manner according to standard practices. Any changes, additions, or deviations from the work in this estimate is considered outside the scope of this estimate and will require a signed, written change order and will incur additional charges over and above this estimate. Accepted estimate is contingent upon delays beyond our control. Full payment is due at job completion unless prior arrangements have been made.
- 3) A Notice of Intent to file Lien will be sent out on Invoices over 45 days old from date of Invoice to preserve our lien rights. Liens will be filed prior to an invoice becoming 60 days old.
- 4) All past due accounts will be charged a 1.5% monthly (18% annual) interest charge.
- 5) We reserve the right to cancel this bid after 45 days.
- 6) ALL DEVIATIONS FROM THIS ESTIMATE REQUIRE SIGNED/APPROVED CHANGE ORDERS FROM CUSTOMER.

Accepted by: _____ Date Accepted: _____

AI Grade Construction, Inc., 5022 N Luther Rd., Harrah, OK 73045
405.454.6581 405.442.0489

AIGradeConst@aol.com WWW.AIGradeConstruction.com

Quote gathered by Jon Greeson in March 2023 - illegible due to printing from text message \$12,150.00 for road work on Walnut Dr.



Stryker Asphalt and Seal Coating

Pecan Creek Dr
Southeast Oklahoma City, OK 74857

(619) 828-8100
brandi.maroge@gmail.com

ESTIMATE	#52
TOTAL	\$5,269.26

CONTACT US
8424 SW 23rd place
Oklahoma City, OK 73128

(405) 446-1011
strykerokc@gmail.com

ESTIMATE

For work on Pecan Creek Drive from Harrah Newalla to Acorn Lane.

Services	qty	unit price	amount
Crackseal Clean out cracks 1/4 inch and larger. Fill with hot pour crack sealer. Approximately 1,387 linear feet.	1387.0	\$0.98	\$1,359.26
Seal Coat Asphalt roadway Clean roadway. Apply 2 coats of seal coat to roadway. Approximately 23,000 square feet.	23000.0	\$0.17	\$3,910.00

Services subtotal: \$5,269.26

Subtotal \$5,269.26

Total \$5,269.26

Estimate valid for 180 days.
Payment due upon completion of work.

ROAD WORK REQUIRED ON: Acorn Lane

ISSUE: Several potholes and tinhorn drainage issue

At Grade Construction

\$



ROAD WORK REQUIRED ON: 18551 Rolling Oak

ISSUE: Roadway in front of driveway washed out and no longer level with driveway.

At Grade Construction

\$

*Homeowner instructed to remove bricks from roadway at 6/4/23 Board Meeting before road work begins.

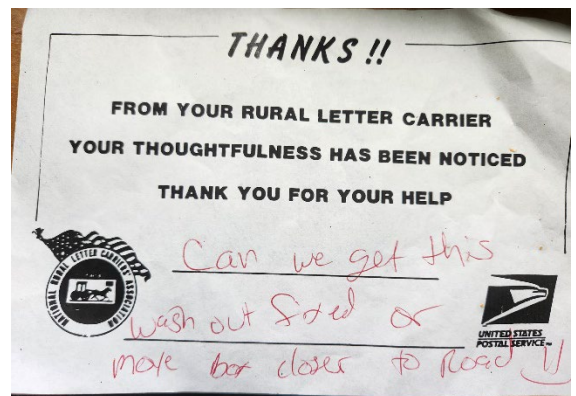


ROAD WORK REQUIRED ON: Winding Creek

ISSUE: severely washed out; mail service taking notice and will not likely drive it if it continues to deteriorate.

At Grade Construction

\$



July 2023