

PECAN VALLEY POA MEETING

JANUARY 28, 2023

Pecan Valley POA meeting was held at Pecan Valley Baptist church. The meeting was called to order by Jessie Stanley at 0914 with a quorum.

The meeting was opened with the mention of an attorney being called but no appointment was made. The question of how much the attorney would be was explained to the homeowners and the reason we needed the attorney. Jessie also spoke about the roads being graded two times with rock put down. The new bookkeeping company Tax Worx was explained and why the need for the company came about. There was a fire with the last treasurer and we lost most of the paperwork, computer and receipts which led the board to realize is it necessary for an outside party to keep our books therefore it was voted on to hire Tax Worx. Someone also brought up the need for an audit. Mark Watral explained that this is part of the contract with Tax Worx.

Francis Poppel, who lives on Indian Hills Rd., advised her road is blocked off at the top of the road and she has no access to South Cliff Rd. which is the address that her house is located. She does have a drive off of Indian Hills Rd., which is paved. She wanted us to put gravel at the end of her driveway, off Indian Hills Rd., to fill in the hole. The driveway is the responsibility of the homeowner, not the association. She also advised her husband is putting in a shop and wanted to know the guidelines by foot for the shop. She was advised by Jon Greeson that by-laws state it has to be 20 feet from the property line on all sides.

Trena Longman advised she has campers, tents, boats in her area and wants something done about it. Advised she was told previously that if she wanted to sue the people she had the right to sue them herself.

There was a call for a reading of last year's meeting by, Jessie Stanley, there were no notes from last year's meeting so there was no reading. We had one meeting planned last year but there was not a quorum so the meeting was cancelled. There was a second meeting where quorum was met. The minutes for this meeting were not available since the secretary did not type up the notes.

Lindsey Unrue stood and wants to go over what's being decided about the POA now and discuss problems next week. She advised she would take a place on the board if needed.

Mark Watral reads the treasurers report:

Pecan Creek Property Owners Association Balance Sheet as of December 31, 2022

Dec 31, 22 ASSETS Current Assets

Checking/Savings FNB 9853 20,463.03

Total Checking/Savings 20,463.03

Accounts Receivable Accounts Receivable -941.88

Total Accounts Receivable -941.88

Total Current Assets 19,521.15

TOTAL ASSETS 19,521.15

LIABILITIES & EQUITY Equity Unrestricted Net Assets 23,131.17

Net Income -3,610.02

Total Equity 19,521.15

TOTAL LIABILITIES & EQUITY 19,521.15

Pecan Creek Property Owners Association Profit & Loss January 2022 through December 2022

Ordinary Income/Expense Income Annual Dues 37,745.58

Transfer Fees 3,750.00

Total Income 41,495.58

Gross Profit 41,495.58

Expense Bank Charges 105.53

Insurance Expense General Liability Insurance 2,195.00

Total Insurance Expense 2,195.00

Liens and Filings 18.00

Office Supplies 1,348.67

PO Box Rental 114.00

Professional Fees 5,975.00

Repairs and Maintenance 34,309.52

Storage 704.00

Utilities 335.88

Total Expense 45,105.60

Net Ordinary Income -3,610.02

Other Income/Expense Other Income Finance Charge Income 0.00

Total Other Income 0.00

Net Other Income 0.00

Net Income -3,610.02

Jan - Dec 22 OPERATING ACTIVITIES

Net Income 23,126.31

Adjustments to reconcile Net Income to net cash provided by operations: Accounts Receivable -25,794.45

Net cash provided by Operating Activities -2,668.14

Net cash increase for period -2,668.14

Cash at beginning of period 23,131.17

Cash at end of period 20,463.03

Motion to except treasurers report Jon Greeson, with a second from Betty Hyatt motion passed with majority vote.

Dana Greeson began reading the minutes from the meeting of the board to give an idea of what has been discussed and accomplished by the board members. Jessie again explained the reason for an attorney since Trina Longman and Brandy Maroge were questioning the reason, we need an attorney. Brandy Maroge, expressed concern that we have too many issues with people in the POA in violation.

Mark Watral advised Wells Fargo is threatening to sue the POA for dues that are owed on a property that was foreclosed on. Wells Fargo advised they do not believe they owe the money since the property was not acquired by them. Mark advised there is \$2000.00 owed and posed the question is it worth it to keep pressing the issue with the bank. The POA does not have the money to go up against a bank. He was advised if he lets this go will it be setting a precedent for others who owe. Brandy Maroge advised she does not believe that will set a precedent for others and wanted to know what the costs for all the issues that need to be dealt with.

Mark Waltral said he would like to see a change in the bylaws and have them updated, i.e... Voting online, online proxies etc. Sherry would like to see 100% participation of POA members. She would like to see the junk cars cleaned up and properties cleaned up. Sherry advised she built a barndominium in the NE addition. Jon Greeson asked her who ok'd the building of her barndominium? Jon asked all board members if they authorized the barndominium and all said "no".

Sherry advised she did not know who said she could build it. She went on talking about all the violation in the POA areas. (barndominiums are not legal in the POA at this time.)

Mark Waltral would like to make a question list with laid out violations, and fines for violations etc.

Lacey Scott wanted to know if new owners must pay past dues? Mark advised Lacey that if a house is foreclosed on yes, if it is a sheriff's sale the dues are wiped away. Mark advised he does not want to raise dues and does not want to pay the dues of others by raising dues so we can pay our bills.

Lacey Scott sent six emails to Tax Worx and couldn't pay her dues through them. She advised she had paid up her dues when we did collection, but Tax Worx showed she owed six years in past dues. Dana Greeson advised she was treasurer when the POA was in collections. She remembered Lacey Scott had paid all her past dues up. (this was three years ago) Lacey Scott advised she was three years behind due to some health issues.

Elliott Snyder advised he paid his dues this year and spoke to Tish at Tax Worx to get an invoice. She gave him a link to pay one time. He did not want to send a check because it takes too long to process. Jessie explained the reason for the length of time it takes to get a check cashed. Mark was not aware of any issues with the link.

Brandy Maroge wanted information on the paying process of dues. Also requested a website for all POA information. (We do have a volunteer willing to do this. A domain will be paid for, and a website made)

Charley Bounds had a question on ownership of debt and wondered if a lien was being put on property owners not paying their dues. If they do have liens on them, are we getting the money from sales? Jessie explained that any house with a lien that is sold we will get the past dues if the sale goes through the proper channels.

Three board members terms are up, and we need to elect three new board members today. Members whose time is up Jessie Stanley, Mark Watral and Tim Davis all are for three year terms.

Lindsey Unrue nominated by Karen Koplienger seconded by Shane.

Brandi Maroge nominated by Betty Hyatt seconded by Jon Greeson

Jessie Stanley nominated by Mark Watral Seconded by Rodney Cochran.

Two new board members: Lindsey Unrue, Brandie Maroge were elected and Mark Waltral was retained. Voted and passed by majority. Officers to be picked at the meeting of the board.

Motion for meeting adjourned by Jon Greeson, seconded by Dana Greeson @ 1053.

POA AMENDMENT FROM MEETING OF THE BOARD 2/12/2023 @1606

Jessie Stanley wanted a note to be made about the vote of board members on January 28, 2023. He advised he believes the votes were not counted correctly as he and the members in the hall did not get to vote. Proxies were also not included in the vote. Also advised only one member in the house can vote so we need to make sure this is made clear at the meetings.