

PECAN CREEK PROPERTY OWNERS BOARD MEETING

FEBRUARY 12, 2023

PRESENT: Jessie Stanley, J.R. Waldon, Lindsey Unrue, Mark Watral, Brandi Maroge, Howard House, Karen Kloepping, Jon Greeson, Dana Greeson, Rodney Cochran

GUESTS: Bobby Goddard

Laura Stone

Meeting called to order @ 1606 by Rodney Cochran. We are here today to elect officers to the board and read the minutes from the annual board meeting.

Minutes read by Dana Greeson @ 1610. Note: amendments were made to the January 28th meeting and have been added to the minutes.

Wells Fargo had adopted a debt from a previous client that did not pay their dues. Mark Watral has been trying to get the back dues from them. It has been discovered that Section 9 Article 4 in the declaration advised this is not a pursuable debt and therefore, we as a board will not pursue this matter any further. We will get \$290.00 from Wells Fargo, these are the POA dues they owed since they took over the property.

A lien can be put on properties 30 days after the due date. We have not been foreclosing on properties. In the past, when this was attempted, board members were voted off the board. We need an attorney to advise on foreclosures, bylaws etc. It is our understanding that Tax Worx will file the liens for us, and they are paid for that. Also, with Tax Worx if our declaration says we can make payments that needs to be made available for the homeowners and it needs to be stated on the invoice that is sent out.

It was brought before the board that the vote of new board members on January 28 was not handled correctly. The people being voted on did not get their votes counted, proxies were not counted, and more than one house member was counted in the vote. The rules of the vote need to be made clear at next annual meeting.

Mark Watral reads treasurer report.

Treasurer Report

Mark Watral

December 31st \$20,463.03 in bank

Dues deposited 2022 \$37,745.58

Transfer Fees \$3,750

Total Income \$41,495.58

Expenses

Bank \$105.53

Liability Insurance \$2,195.00

Liens \$18.00

Office Supplies \$1,348.67

PO Box \$114.00

Tax Worx \$5975.00

Road repair \$34,309.52

Storage \$704.00

Utilities \$335.88

Total expenses \$45,105.60

Rodney called for vote to accept the treasurer report, Dana yes, Rodney seconded, passed.

We would like to see all paperwork electronic so we can pass paperwork around. Also why do we have a storage unit? The storage unit holds our file cabinet, street signs, poles and tar to patch holes in the street. Storage unit needs to remain due to the fact we have no other place to store these things.

Mark Watral made a proposal to remove Karen Kloepping from the board. Just cause, she did not have minutes from the 2021 and 2022 annual meeting, no records from previous board meetings. Karen advised she had the minutes but it went to vote seconded by JR, all were in favor and Karen was removed from the board. (NOTE: Brandi and Lindsey did not vote on this as they were not part of the board when the issues arose)

Vote on Vacated Board Position

Mark voted to put Jessie Stanley on as a board member. Jon seconded the motion and it passed.

Vote on Office Positions

Mark Waltral voted Brandi Maroge as president seconded by Rodney passed unanimously.

Mark Waltral voted Dana Greeson as treasurer seconded by Rodney passed unanimously.

Mark nominated Lindsey Unrue as secretary, seconded by Dana passed unanimously.

Rodney nominated Jessie Stanley as Vice President seconded by Howard passed unanimously.

OFFICE TERMS

Expires at end of 2025 Mark Waltral, Brandi Maroge

Expires at end of 2024 Jessie Stanley, Dana Greeson, Jon Greeson

Expires at end of 2023 Rodney Cochran, Howard House

Guest Bobby Goddard is building the webpage for the POA. He advised someone had bought the old domain, and the new website will be Pecancreekpoa.com. There is a \$200 a year fee for the sight he is using and he is donating the first year to the POA. With this website we can vote, do proxies, read the minutes, ask questions, pay dues and pass along information. In order to get into the page, you will have to have a sign on, once signed in you can navigate the page. The website will also be linked to the new Facebook page that is being made. Bobby suggested we keep the email the same as the website pecancreekpoa@gmail.com. Motion to pass the website made by Dana seconded by JR motion passed.

Laura Stone FB group builder will make the page so you need to be an owner or renter in the POA. It will be used for information such as events with the POA. Motion for FB group Jessie, seconded by JR, passed.

The POA had been talking about getting a computer and JR was donating the money to buy it. It was voted on at the meeting that there is no need for a computer since we will be using Google Chrome and Cloud for documents.

Our roads have been taken care of by Scott with Atgrade. He gives us a deal if we make a schedule with him. He does a good job on the roads and everyone is pleased with his work. He wants to be paid ASAP when he does the work. Jon will oversee the scheduling of the road grader, gravel etc. We need people on the board to drive the roads to watch for damage etc.

AS of February 3, 2023, we have \$50,630.93 in the bank. A budget for the 2023 year needs to be wrote up. The bank officers need to be changed and people who sign checks. We need two people added to the account. So, the members authorized to sign checks will be - Brandi Maroge, Dana Greeson and Jesse Stanley. Mark Waltral will be taken off the bank signing account.

Next meeting is set for March 12, 4:00pm

Adjourned 1758