

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 20th of August, 2023.

• **CALL TO ORDER**

- Board member Brandi Maroge called the meeting to order

• **ROLL CALL OF OFFICERS**

- Present: Jesse Stanley, Brandi Maroge, Howard House, Jon Greeson, Rodney Cochran, Mark Watral
- Absent: Lindsay Unruh, J.R. Walden
- Guests Present:

Betty Hiatt – 18501 Pecan Creek Dr

Carl Hall –17601 Oakview Rd

• **OLD BUSINESS**

- Update on roads
 - No new issues identified
- Signs
 - New signs have arrived and Jesse said he would be able to put up signs if he was available. Rodney said he would assist in putting up the signs if Jesse was unavailable.
- Tinhorns
 - Jon said JR was talking to a couple different places to clean out tinhorns but he hasn't heard back yet. Jon counted 37 tinhorns with two that are not visible. Jon believes the tinhorns under the roads are not causing as much of a problem as the tinhorns under driveways that homeowners are responsible for.. Jon said that until they are causing an issue we do not have the money to clean them out. It would cost a minimum of \$3,000 to dig up and replace one but it may be more than that now.
- Grading
 - Guest Betty Hiatt brought up concerns about the conditions of the roads after grading. She said that the grader is taking gravel and dirt from the sides of the roads. She believed that roads are now lower than properties. Brandi informed the guest that the grader advised that what would be best is to gather the gravel that is on the sides and put it back on the road. The guest said he is gathering dirt to fill in potholes. Jon said he is trying to retrieve gravel from the sides and sometimes dirt is taken with it. The guest asked what previous boards used to fill

potholes with and Jesses said that in years past the board used to buy rock to fill potholes with when the board was extremely low on money. This would require people to volunteer to spread gravel on roads. A guest from Oakview said he had tried to do that on his road but the grader ripped it all off. Jesse said the grader dragged the gravel off of his road and spread it down to Pecan Valley. The guest said now his road is all mud. Mark said that the road is all clay and sand rock and that people cannot drive up that road after it rains. Jon said we would need to add a load or two of gravel on it. Brandi asked when the grader would come back and when to order gravel. Jon said he would drive roads and asked other board members to do the same to identify all roads that are in need of gravel.

- Carl Hall Dues Issue:

- Mark informed the board that a member of the association, Carl Hall (present), had his dues check returned to him when he mailed it into the PO Box. Brandi said if he mailed it to the old PO Box it should have been forwarded to the new PO Box and that all new information is posted on the website and the new Facebook page. Mr. Hall was not aware of the new FB page or website. Brandi said mail forwarding should be for 6 months and that the board has not sent out annual letters yet but that we plan to in November. Jon said it costs more than \$300 to send out mailings. Brandi also informed that this past year's letter was incorrect and that we will have all the correct information on the new annual letter that goes out. Mr. Hall provided his dues for 2023 to Brandi to provide to the PMC.

- Walnut Curve

- Jon said that he had gotten a quote from Atgrade to repair the curve while his equipment was here for \$7000, but not all of the board responded. Jon said that Jesse brought up the point to do our gravel and maybe have enough at the end of the year to fix the curve. Brandi said what would we want to do with the last say \$40,000 for the next five months. Jon said if we do 30 loads that would be \$23,400. Jesse said we have two more gradings scheduled so that's \$4,800 for each grading. So that would be about \$33,000. Jesse said that over the years we haven't put enough rock on the roads and we are creating ditches on the edge of the roads. Jesse said the only way to correct that is to build it back up or cut the ditches. He said it is not a quick fix and there is no money to fix it. Jon said that the plan originally was to strip it up and grind it into powder and shape it and gravel it and it would cost a little over \$12,000. On the next quote he would strip up the asphalt, regrade it, shape it up and grind it and gravel it for \$7,000 with gravel. Jon said that Jesse was concerned that it was all sand and would need the stuff ground into it. Atgrade said it was clay and that he would work it and it would be alright. Jon said we should do it right so we don't have to address it again for a long time. Jon said we could have him put the ash to grind it in or we could wait til the beginning of the year and save what we can and add a little bit of dues form next year and do it right. Jon said do we want to do it cheaper or better. The board agreed it needed to be done right and not cheaper because we could end up paying more money to have it fixed again. Mark asked about him doing the extra work and forgoing one of the gradings because if we time it right we can lose one of the gradings and it would give us more gravel on the roads. Jon said he doesn't know how that would work because he comes out every quarter and that if we take one out he may charge more but that it is a possibility. Jon said he would ask the grader to forgo grading to fix the walnut curve. Brandi asked the board if that is a possibility would we all be ok to move forward on that with the

\$12,000. 7 board members vote yes and passes. If he cannot then we will reconvene.

(Post meeting note from President: Jon received an updated quote from At Grade for the Walnut curve for \$14,154.00. The Board unanimously voted to proceed with the work via text. The road work was completed on the 21st of September and the POA was invoiced for \$13,606.54, invoice attached.)

- Jesse motioned to raise dues. Mark Seconded. Brandi, Lindsay, Jon, and Rodney no, Jesse and Mark vote yes. Howard votes no but motions to table raising the dues. Jon seconds. Brandi yes and stated it can always be brought up at a later time without a motion to table; Lindsay, Howard, Jon, Mark and Jesse Yes. Rodney no.

Motion to raise dues did not pass. Motion to table raising dues passes.

- Mark said we are going to have to continue to raise dues. We will probably not have to raise them every year but we will never get 100% participation. Mark said that if dues are higher it would be easier to get a judge to ask why they aren't paying. Brandi said that it doesn't matter how much dues are if you prove you have given notice more than once then a judge will say you are obligated to pay but that has not happened; no one has gone to court in several years about anything that is owed; we had a treasurer who did not have enough time to send out demands letters on a monthly basis like a property management company will. Mr. Hall asked about not maintaining streets where people do not pay. Brandi said that the board is legally obligated to maintain the entire common area (roads) of the community.
- Jon mentioned that someone who holds the position of president cannot be treasure. Brandi responded that she is not, we have a property management company that has taken on the duties of the treasurer; they are not taking on that title and they are not a voting member.

• **NEXT MEETING DATE**

September 24th at 4 p.m.