# PCPOA

# Board Members Meeting

# Agenda

*JULY 18 2026*

- CC&Rs, By-laws, and R&Rs
- **Meeting began at**
- **Members Present:**
  - Members and Group Roles:
    - President: Mark Watral
    - Vice President: Jessie Stanley 2023
    - Treasure: Lindsay Unruh 2025
    - Secretary: Krystle Baucom 2026
    - Misty Endriss
    - Clyde Jorgensen
    - Frances Poppel
    - Shauna Summers
    - Eric Tyler

## Agenda Items

- Mar 2026 Meeting Minutes

  Read by Krystle
- **Treasury Report**

  Treasurer Report Feb 2026

  Read by Lindsay

**Updates from President:**

1st order of business: RE-nominating new members to the board; re-legitimize the election from Mar 2026 meeting.
Mark has proxy for Eric and Fran who were present at the vote in Mar 2026.
Jesse leads meeting

The 28 MAR 2026 board was asked to fill the 5 empty positions from those present at both the Mar 26 meeting and today (President, Secretary, Treasurer, and 2 board positions). Residents were asked if anyone wanted to volunteer for positions on the board. 5 people volunteered resulting in 1 person per needed role. Nominations were as follows:

Jesse nominates Mark to president - no objections- nominations accepted
Clyde nominates Krystle to secretary- no objections - nominations accepted
Clyde nominates himself to board - no objections - nominations accepted
Shauna nominates Lindsey to Treasurer - no objections - nominations accepted
Jesse nominates Shauna to board - no objections - nominations accepted

Member's volunteering for 3 year board member position: no objections
Lindsey, Mark, Shauna
Members volunteering for 2 year board member position: no objections
Clyde
Members volunteering for 1 year position: no objections
Krystle

The number of volunteers matched the number of vacancies on the board, a formal nomination and appointing was carried out by the president per covenants Book 1380 page 392: Nominations.

**Business from 28 MAR 2026:** A vote was taken to increase board dues by 10% starting 2027 dues: no objections; *motion pas*ses. Notify HOA services.
The purpose of the increase is to have financial abilities to seek legal representation for homeowners who are delinquent on HOA dues, combat the rising costs of road

maintenance, monthly costs for storage fees, and HOA services,  etc... as annotated by our Treasury Reports.

Accept Scott @ At grade construction: No objections at election and 1 objection at re-vote.
Objection: Clyde makes claims that previous service done was not quality work that took place after the 28 MAR 2026 meeting . Claims gravel at the cul-de-sac at the end of Pecan Creek and other areas were reported to not be done or work done where work wasn't necessary
Solution: Clyde will audit the road prior to maintenance to ensure areas of need are addressed and will make requests post grading (if necessary)with At grade to ensure any missed troubled areas are fixed. - board accepts Clyde and Clyde agrees with keeping Atgrade for maintenance for the remainder of 2026.  POA agrees that Clyde's experience with road work will be an asset to the quality and maintenance of upcoming gradings to ensure all parts in need of work are addressed. *No objections from those present/proxyed, motion passes.*

**New Business:**

- Next scheduled maintenance will be AUG-SEP 2026.
- Appropriate money to continue collections on delinquent dues. - Original agreement was for $10k of HOA income to pay for legal fees (agreed to at 28 MAR 2026 meeting) Mark reports that he is being asked for additional funds, $5000. Totaling $15k for legal fees. *No objections from those present/proxyed, motion passes.*
- Court in Jun and Jul - judgements granted on all collections so far.
- Members communicate about road issues more routinely using the FB page.

**Next board meeting**: Oct 3  Saturday PCJ 10am
Jesse gives mark his proxy in the event of his absences for next board meeting