

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 *24th of March, 2024*.

CALL TO ORDER

- Board member Brandi Maroge called the meeting to order

ROLL CALL OF OFFICERS

- Present: Brandi Maroge, Jon Greeson, Lindsay Unruh, J.R. Walden, Misty Endriss, Matt Delong, Francis Poppel
- Absent: Mark Watral and Erick Tyler
- Guests Present: Jesse Stanley

APPROVAL OF THE MINUTES

- Read by Lindsay. Brandi motioned to approve minutes. Passed unanimously.

TREASURY REPORT

- Read by Lindsay. Brandi motioned to approve the report. Passed unanimously.

OLD BUSINESS

- Stop signs replaced on Pecan Creek Dr and Acorn Lane stolen again.
 - The stop signs that were installed were stolen again not even a week later.
- Need quotes or a board member volunteer to do work around the community
 - A member of the community posted on facebook that the tinhorn on Winding Creek was damaged and that the road was caving in. Jon said he looked at the road but could not see anything. Brandi said that the pictures that were posted do show that the tinhorn is damaged but she is not sure if the road is actually caving in and We need to continue to get quotes to start cleaning out or replacing tinhorns around the community. Matt said he knows some people who work for Oklahoma city drainage. Misty said the tinhorn by her house on Pecan Valley Rd also needs to be fixed. Jon agreed and said it does need to be cleaned out or repaired. Matt said he could reach out to his contact and get a quote. J.R. said that one of the companies he spoke to said it was easier to replace a tinhorn than clean it out. Brandi said it might be easier for them but would it be cost effective for us. Jon said that our grader for Atgrade can also replace them. Brandi said to have him look and see if he thinks they can be cleaned out or need to be replaced and also get a quote from him on replacing them. J.R. said the tinhorn on Creek Valley also needs

to be replaced. Brandi said to get quotes so we can start replacing them and asked when was the last time the board replaced any tinhorns? Guest Jessie said the board had replaced tinhorns the last three years. Brandi said no tinhorns were replaced last year and Jon said it must have been the year before. Jon believed one had been replaced on Rolling Meadows and that Jessie had one replaced at some point. Guest Jessie said he had one replaced on Acorn right before you get to Winding Creek. Brandi asked them to identify the ones they have already replaced so we can eliminate them from future repairs in the near future. For now we will focus on Pecan Valley and Winding Creek as well as Creek Valley. We will need to get a quote for each one separately and also a group quote for the three.

- We need poles and signs installed and brush removed from around them. Brandi asked if anyone could volunteer or would do it for a cost. Jon said that with only \$39,000 we will have to do some of this stuff ourselves. Brandi agreed but said she can't do it all and Jon can't do it all. Brandi said several board members have volunteered their time but we need more people to help out. Misty said she would talk to some people she knows and ask them to help.
- The main entrance signs need to be cleaned up and one needs to be repaired. Matt and Lindsay both said they would be able to help out on the weekends. Brandi said we have stop signs in the storage but we would need to order more poles. Lindsay suggested that the next monthly board meeting be a Community Clean up day. Earth day is in April so this would be the perfect time for members of our community to get together and help clean up our neighborhoods by installing new signs and removing trash and brush from around the entrances.
- Need copy of prior board's contract with Millennium Financial Group
 - According to the property management company the Millennium Financial Group collection agency the board hired by prior board members is nonresponsive to requests for records regarding collections on behalf of the POA and will not give us any information. For us to pursue collections with Winton Law, Winton Law advised we need to ensure the contract with Millennium has ended otherwise Millennium may be entitled to monies collected by Winton as well. This requires us to obtain a copy of the contract. The Board members present from past years has no copy of contact with Millennium. Winton can pursue a copy of the contract legally with Millennium and Brandi will get a quote for legal services.
 - Regarding notice of properties going to Sheriff Sale, pursuing collections can be costly; it would be about \$700 to get all the way to judgment. If we have a group we get a bit of a discount but for this group it was only 5 going to a tax resale or sheriff resale. Brandi said that everything she has been advised is that it is not necessarily worth it to pursue these for a POA, generally. Francis expressed issue with not pursuing given at least two of the properties have 30 years of past due balances. Brandi agreed that we needed to do something but pursuing it via tax resale would not be profitable for us.
 - Jon asked what is the strength that the board has on any of this? Brandi

advised that it is the board's job to collect dues. We have already collected in one month \$8,000 in past dues so it is working. People might be complaining, but we see the property management company doing what they were hired to do. Misty asked why we changed property management companies from Tax Worx and that she didn't remember voting on a new one as a member. Brandi told her about Tax Worx problems as a company and why we pursued and voted to move to a new company that specializes in HOAs. Brandi also told her that it is the board's decision to change property management companies and not a vote of the entire membership. Misty thought the board had to put it to the homeowners to vote on but Brandi informed her that the homeowners elect board members. Those board members do the business side of the POA but if we wanted to change one of the restrictions or special assessments that is when the homeowners would be involved to vote. Not on day to day business such as road maintenance and hiring a property management company. Even still, Jon said there had been discussions with the members at prior annual meetings and everyone was for it.

- Making South Cliff a thru street
 - Atgrade has not given a quote on making it a thru road yet. He said since it is a county road then they will tell you how big of a tinhorn to put in it and they might come out to put the tinhorn in. Francis said she would call and find out if the county commissioner would put in the tinhorn or requirements for the tinhorn. Jon said that if we continue with this road we will probably have to deal with the Sweeney and Nickels in court because he thinks it is their road.
- Damage to road due to trash truck
 - Jon advised The property that has a dog kennel on Winding Creek has a dumpster that has caused damage to the roads when picked up. Atgrade put gravel over it but it is tearing up the road again. Jon said he would find out what company it is so the board could let them know the damage they are causing to our roads.

(Post meeting note from President: The trash service that is causing the damage is Eastside Waste. Jon will obtain a quote from AtGrade to repair the damage. Brandi reached out to the Property Management Company on options for sending notice regarding damage and potentially billing the property owner/company for damage to the road).

NEXT MEETING DATE

- April 21st at 1 p.m. – 4 p.m. Community Clean Up Day! Meet at the church.

(Post meeting note from President: Community Event postponed due to scheduling conflict).

