

**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 4th of June, 2023.

- **CALL TO ORDER**

- Board member Brandi Maroge called the meeting to order at 4:16pm

- **ROLL CALL OF OFFICERS**

- Present: Jesse Stanley, J.R. Walden, Lindsay Unruh, Mark Watral, Brandi Maroge, Howard House and Jon Greeson-Late
 - Absent: Rodney Cochran with Howard House being his Proxy and Dana Greeson
 - Guests Present: Matt Delong, Shauna Summers & Elbert Calloway Jr., Frances Poppel, and Karen K.

- **APPROVAL OF THE MINUTES**

- Brandi motioned to approve minutes from April. Passed unanimously.

- **TREASURY REPORT**

- Dana was absent and unable to give a treasury report.

- **OLD BUSINESS**

- TaxWorx

- Contract has been canceled as of June 1st and all documents have been sent over to us.
 - Property Management Company votes are as follows:
 - Brandi, Jon, Lindsay, Dana, J.R. – Yes Votes
 - Jessi, Howard, Mark and Rodney by Proxy – No Votes
 - The board will move forward with the property management company, HOA Services of Oklahoma, as it was quoted to us \$8375.00 annually/billed \$697.92 monthly with a \$1,000 conversion fee. Brandi will send everything to the property management company to get everything set up as quickly as possible. Setup with the property management company requires a change of bank to F&M Bank and PO Box.
 - The following will be on the bank account with F&M Bank:
 - the Property Managers with HOA Services of Oklahoma Stacey Burris and Laurie Garis;

- POA President Brandi Maroge;
 - POA Vice President Jesse Stanley, and POA Treasurer Dana Greeson.
- Notice to the association as to where to direct questions, concerns, and payments will be provided as soon as it is set up.
 - The contract has since been executed and a copy is attached.
- Roads
 - Brandi was unable to identify the company used for the NE Section of Pecan Creek Drive from Bank Records; the road needs to be maintained. Mark mentioned that TJ Cambell had previously done the asphalt work. Brandi said she will reach out to them to get a quote.
 - Jon gave an update on Pothole and Tinhorn on the corner of Pecan Creek and Acorn Lane. The road grader said the sinkhole has to be due to an old tinhorn under there and that is usually why that happens. He also said he does not clean out tinhorns and gave Jon some ideas on how to fix that. Take a long piece of pipe with a chain running through the tinhorn and tie a tire on the end of the chain to pull it through the tinhorn to clean it out. Jon does not think it needs to be replaced.
 - We need to hire or get a volunteer to clean out the tinhorn.
 - Karen informed the board of the road needing maintenance in front of her home on Rolling Oak and along rolling oak. Brandi said she would get with Jon and figure out a time frame to get the road fixed. Brandi also mentioned that the roads were scheduled to be graded sometime in June. The board will post notice on this on the website and facebook page when we know exactly when. Jon informed Karen that she needs to remove the brick at the end of the driveway before the grader will be able to work on that part of the road.
 - Shaunna Summers informed the board that Winding Creek and Walnut Dr roads had been washed out due to heavy rains.
 - Frances Favaloro-Poppell reported that there is no road to her house at 17981 South Cliff Road. Moving front of house to back. Mark advised it was originally platted to be a Road but ended up in a legal matter and the road was just a circle drive. Board will look into this matter. Brandi

will look into the legal details regarding what exactly occurred. Owner advised it is a blind spot and would not be a good spot to have a road. Requesting the association fix driveway tinhorn. Brandi advised that the tinhorns under driveways are the responsibility of the homeowner.

- **Street/Stop signs**
 - Brandi passed out 3 different estimates for ordering signs for board members to review, discuss and vote on.
 - After discussing our options the board agreed to eliminate the posts from the estimate and get estimates for posts from places like Lowes, Home Depot and local fence companies to try and get them cheaper and buy the signage from the cheapest current estimate. That would make the lowest quote now \$972.20 plus taxes and shipping for all 19 street signs and hardware.
 - Brandi motions to order signs from the cheapest estimate eliminating posts to make the total \$972.20 plus taxes and shipping. Board votes–Passed Unanimously.
 - Jesse said he would take care of installing road signs.
- **NEW BUSINESS**
 - N/A
- **Questions/Concerns from Guests**
 - Shauna Summers asked why she couldn't post on the facebook page. Brandi believed that the facebook page was set up to not allow people to post a question without admin approval first but she will look into it.
 - Also it was pointed out that the plat maps were not available on the Facebook page/website. Brandi will look into it.
 - Both of these matters have since been addressed.
- **NEXT MEETING DATE**
 - July 16th at 4 p.m.
- **Meeting Adjourned at 5:04**
- Lindsay Unruh, Secretary