

Minutes
Pecan Valley Property Owners' Association
12 March 2005
Pecan Valley Junction

All present except Tim Davis

Jesse calls meeting to order at 3:10pm.

Minutes:

- Minutes of last board meeting read by Paul Jackson.
Motion to accept by Howard, passes.
- Treasurer's report read by Michelle.
Motion to accept by Jesse, second by Howard, passes.

Limited Liability Corporation (LLC) paperwork:

- Michelle is to have an extension filed for the franchise tax (LLC). A motion was passed to allow payment to have the extension filed.

Treasury/ financial concerns:

- Michelle recommends having an audit performed on the association in the fall of this year. Michelle will get a cost estimate for the audit.

Property Liens:

- Michelle discusses property liens. Generic property lien papers are easily obtained from various places such as Internet, office stores, or even typing one up. The county clerk says that property liens cost \$13 (for the first page). Michelle was going to follow up on the other procedures of processing the property liens, such as if a copy of the lien must be sent certified mail to the owners – or do they need to be served, etc.

Signs:

- Jesse talked to the sheriff department about four-wheelers, and possible signs banning the four-wheelers. Jesse states that the sheriff department can't enforce any four-wheeler problems – even with signs banning them. Due to lack of enforcement and the cost of purchasing signs, Jesse suggested that the association does not put up “no four wheeler” signs.
- Jesse mentions the need for 2 new street signs (Acorn and Pecan Creek) and 2 new stop signs. Jesse mentions maybe next year we should perform a massive stop sign re-painting.

Soup-to-nuts & PCPOA website:

- Michelle discusses information about the soup-to-nuts paper, now called eastern county seat. One option is to pay \$20 for a little classified ad. The other option is to buy a 12-month contract for a section of the paper, price unknown. The information in the section may be changed providing it stays within the allotted area. Discussion is pending on what information we want in the section.
- A progress report about the website is given by Paul Stephens. Various feature were discussed.

Roads:

- Jesse discusses the roads, mentions a few areas that are looking muddy. Jesse suggests waiting till the end of spring (showers) before doing any roadwork. Also mentions that we should consider the oil-chip issue. The association has approximately \$30k to work with to allow chip-seal.
- Jesse also mentions the need of assessing the present state of the roads, tin horns, and encroaching trees. Jesse suggests delegating different roads to different people. Each person is to take note of tin horns, tin horn conditions, encroaching tree problems, problem areas of road, or any other safety problems that are the responsibility of the association. Each person's report is due the following meeting.
- Concerns about the bridge are discussed. The creek needs to be cleared out and trimmed of trees. Jesse states that the bridge project will be Saturday March 19 at 9:00am. All is welcome.

Board Member issues:

- Steve mentions that he'll be leaving to Korea soon due to the military. Questions arise about what to do about his association board seat.

Jesse makes a motion to adjourn, all in favor, passes.

Meeting adjourned, no time recorded.

Remaining business from February meeting:

- Michelle is to discuss any finding concerning the fire department being exempt from the association dues.
- Tim is to discuss possible neighborhood watch program and develop an interest letter.