

Minutes  
Pecan Valley Property Owners' Association  
9 April 2005  
Pecan Valley Church

All present except Howard House (proxy), Paul Stephens (proxy), and Tim Davis.

Jesse calls meeting to order at 3:20pm.

Minutes:

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

Topic of Roads (chip/seal) were discussed:

Michelle states that 2 Bids were received:

#1) Per Truesdale quoted \$19500/mile.

#2) Woods&son paving quoted \$30,000/mile with a 4-mile minimum.

Jesse states that being as how Woods&Son is beyond our capabilities, Jesse suggests that more bids are needed.

Topic of road conditions: tin horns, potholes, brush & trees.

Various members report the conditions on their respective roads. At the end of the meeting all maps were given to Michelle to consolidate the road conditions onto 1 map. There are various problem areas, concerning brush, trees, clogged tin horns, and muddy roads needing more rocks.

Jesse suggests another work-day to clean-up/clean out the tin horn problem areas.

Saturday April 16, 8:00am at gas station will be the meeting point. A Back-hoe is suggested, along with other tools.

Bridge: Jesse gave a brief description of work done to bridge. Bridge cleaned out, but will still need additional work. More rocks will be required, but no immediate need/work is required.

Street signs:

Jesse says the street signs (acorn and Pecan creek) have not been ordered yet, and Jesse has 2 stop signs to use. Jesse says he will take care of the stop signs and street signs.

LLC Franchise tax update:

Michelle states that the LLC franchise tax has been filed. LLC tax papers for year 2003 needs to be filed very soon. After that, then the 2004 deadline is in November. Michelle supplied all required info to the tax finance person which will do the required paperwork. Various franchise tax discussion follows, the result is that all income (prop dues) is to be denoted for roadwork.

Liens:

Approximate cost to impose property liens will be about \$1200 for all presently past due lots. Discussion follows about how often to pursue liens and how late to allow debt to accrue before liens are enforced. Michelle suggests that liens be enforced on all debts over two years old.

Paul Jackson makes a motion to proceed with property liens for all debts over 2 yrs old, Elliot 2nds, passes.

Michelle will send notices to all 1 yr old debts with a warning of upcoming liens.

Next meeting "To do" list:

Michelle will address the Fire dept exemption letter.

Michelle will get an estimate for the audit.

Michelle will investigate how to deliver liens. I.e. is certified mail enough/or served?

Michelle will get an estimate for a permanent block ad in the soup to nuts. (Not classifieds).

Howard will get more oil chip quotes for the roads.

-Older "to-do" lists:

? Paul Stephens to give a website update. ? (not sure if this is older business)

Tim Davis to present an interest letter for neighborhood watch program.

Call to adjourn by Paul, second by Jesse, passes at 16:40. (4:40 pm).