

Minutes
Pecan Valley Property Owners' Association
14 May 2005
Pecan Valley Church

All present except Karen, and Tim Davis.

Jesse calls meeting to order at 3:40pm.

Minutes:

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

Roads:

Howard states that he hasn't received any further quotes for chip-and-sealing the roads.

Paul suggests that other members try to obtain 1 quote for roads/ per member.

Jesse suggests select roads need some additional rock. Jesse will create a map of needed areas, and an estimate of required rock.

The next road grading was discussed but nothing was established. Suggests grading about end of June or mid July.

Certain roads are "washing out" and needs attention.

The previous tinhorn workday was discussed. South addition was worked on. Areas that need further work: rolling oak road (large trees blocking drain), drain nearest PVJ is washing out. Valley view near corner is washing out (very larger). Walnut was done. Washout down on street near Christy (SP?) house on west side of road. Winding creek done.

Signs:

Jesse said road sign were ordered and should be received in next few days. Stop signs "re-painting" are suggested for next year. Jesse has 2 extra stop signs to work with.

Liens:

Michelle states no additional progress on researching property liens.
Michelle wants to review by-laws about performing the audit. Michelle suggests bringing it up in front of the annual meeting for approval.
Michelle will continue to investigate old action items.

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Web page:

Paul Suggests a message board to allow feedback from property members. Other board members are open to try.

Minutes were suggested to be included in the website. Only general highlights will be included, no specific information.

Howard makes a motion to purchase a one time larger ad in the soup-to-nuts to advertise the web page. Maximum approved cost is set at \$100 for the ad.

Motion to accept by Howard, second by Elliot. Passes.

Meeting time & Board member Workday:

New board meetings: June 24th Friday 6:30pm at the church.

Next work day: Saturday June 11, 8:00am at church. Objective: bring in additional rock for the bridge. Jesse states 3 truckloads of rock are needed for the bridge project. Howard will arrange for the rock delivery. July's workday is scheduled for July 9th.

Michelle makes a motion to adjourn, second by Howard. Passes at 6:00pm.

*** Old action items***

Jesse says he will take care of the missing stop signs and street signs.

Michelle will initiate property liens on all debts over two years old.

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

Michelle will address the Fire dept exemption letter.

Michelle will get an estimate for the audit near end of year.

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

Howard will get more oil chip quotes for the roads.

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