

**PECAN GROVES ESTATES II HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**OPEN SESSION**  
**November 9, 2020**  
**Zoom Meeting**

A meeting of the Pecan Groves Estates II Homeowners Association Board of Directors was held on November 9, 2020 at 7pm.

Directors in attendance: Greg Lind, Dan Corsetti, Sharryn Kuhlman, Minda Douglass and Jeff Johnson.

Debbie Tribioli from Kinney Management Services was also present.

A quorum was established. The meeting was called to order at 6:01 p.m. by Dan Corsetti

Upon motion duly made and seconded, the following resolutions were unanimously passed unless otherwise indicated:

Resolved: September 28 2020 Minutes approved

Resolved: September 2020 financial statement approved. Jeff notes that transfer fees in the amount of \$3K are expected for all of 2020. Collection income is up due to a homeowner paying up on their account. Water expenses are within \$1K of budget. Community has \$61K in reserves. Jeff motions to approve, Greg seconds, all approve.

Notation: No submittals pending.

Notation:

- Board did a walk thru of the community with the landscapers on 10/24/20. Board asked landscapers for several action items including tree sleeves, watering schedule, over seed schedule, and the replacement of one of the recent trees that died.
- Board asks Debbie to get bids for landscape maintenance.
- Board notes there is a leak(s) on Carver that needs to be repaired.
- Sharryn motions to have the water along Carver turned off for up to 3 months while the Board chooses another landscaper and will have the new landscaper do the irrigation work recommended by Landscape USA in proposal # 11668. Jeff seconds, all approve.
- Board takes no action on Landscape USA proposal # 11666.
- Board reviews Landscape USA proposal # 11665. Jeff motions to have Debbie to get bids on just removing 4 eucalyptus trees with stump grinding and 1 Ash tree on Carver with stump grind. Sharryn seconds, all approve.
- Next meeting will be Monday, December 14<sup>th</sup> at 6:30pm

There being no further business to come before the Board, the meeting was adjourned at 7:01 p.m.

Respectfully submitted,

Debbie Tribioli,  
Recording Secretary

Respectfully submitted,

Sharryn Kuhlman  
Secretary