

**PECAN GROVES ESTATES II HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
OPEN SESSION  
February 12th, 2018**

A meeting of the Pecan Groves Estates II Homeowners Association Board of Directors was held on February 12th, 2018 at 7:00 pm.

Directors in attendance: Steve Roehling, Dan Corsetti, Greg Lind and Sharryn Kuhlman and Jeff Johnson.

Scott Darnall from Kinney Management Services was also present.

A quorum was established. The meeting was called to order at 6:56 p.m. by Steve Roehling.

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

Resolved: To approve the minutes of the December 11<sup>th</sup> board meeting.

Resolved: To approve the December 2017 financials

Resolved: To proceed with rebidding the \$1,775 monument sign electrical and to include K2 electric as well as LiteGuard and breakdown labor and materials.

Notation: Sharron to mark proposed location on grass for 2 Chinese Elms as a proposed reserve expense.

Notation: Scott to ask Cole what is the irrigation schedule at Mill, Maple and Warner.

Notation: Scott to ask for any additional ideas to reduce irrigation costs.

There being no further business to come before the Board, the meeting was adjourned at 7:59 p.m.

The next meeting is scheduled for the Monday April 9<sup>th</sup> at 7:00PM at the KMS offices - [annual](#).

Respectfully submitted,

Scott Darnall,  
Recording Secretary

Respectfully submitted,

Dan Corsetti  
Secretary

**PECAN GROVES ESTATES II HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**OPEN SESSION**  
**April 9th, 2018**

A meeting of the Pecan Groves Estates II Homeowners Association Board of Directors was held on April 9th, 2018 at 7:10 pm.

Directors in attendance: Steve Roehling, Greg Lind and Sharryn Kuhlman and Jeff Johnson.

Scott Darnall from Kinney Management Services was also present.

A quorum was established. The meeting was called to order at 7:10 p.m. by Steve Roehling.

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

Resolved: Steve to be President, Greg as V.P., Jeff as Treasurer and Sharryn as Secretary

Notation: Sharryn will join Greg and Dan on the landscape committee.

There being no further business to come before the Board, the meeting was adjourned at 7:15 p.m.

The next meeting is scheduled for the Monday May 14<sup>th</sup> at 7:00PM at the KMS offices

Respectfully submitted,

Scott Darnall,  
Recording Secretary

Respectfully submitted,

Sharryn Kuhlman  
Secretary

**PECAN GROVES ESTATES II HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**OPEN SESSION**  
**May 14th, 2018**

A meeting of the Pecan Groves Estates II Homeowners Association Board of Directors was held on May 14th, 2018 at 7:00 pm.

Directors in attendance: Steve Roehling, Greg Lind and Sharryn Kuhlman and Jeff Johnson.

Scott Darnall from Kinney Management Services was also present.

A quorum was established. The meeting was called to order at 7:02 p.m. by Steve Roehling.

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

Resolved: To approve the minutes of the February 12<sup>th</sup> and April 9<sup>th</sup> board meetings.

Resolved: To approve the April 2018 financials

Notation: Scott to address the 2 eucalyptus trees at the N. East corner of Mill and Carver by getting proposals to either trim or remove.

Notation: Scott to ask Cole fix the irrigation timing schedule and let the Board know what know the schedule.

Notation: Scott to determine if the current paint color on lot #62 has been approved.

Notation: Scott to make sure the utilities are paid automatically.

There being no further business to come before the Board, the meeting was adjourned at 7:39 p.m.

The next meeting is scheduled for the Monday August 13<sup>th</sup> at 7:00PM at the KMS offices

Respectfully submitted,

Scott Darnall,  
Recording Secretary

Respectfully submitted,

Sharryn Kuhlman  
Secretary

**PECAN GROVES ESTATES II HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**OPEN SESSION**  
**August 13th, 2018**

A meeting of the Pecan Groves Estates II Homeowners Association Board of Directors was held on August 13th, 2018 at 7:00 pm.

Directors in attendance: Steve Roehling, Greg Lind, Sharryn Kuhlman, Dan Corsetti and Jeff Johnson. Scott Darnall from Kinney Management Services was also present.

A quorum was established. The meeting was called to order at 6:57 p.m. by Steve Roehling.

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

Resolved: To approve the minutes of the May 14<sup>th</sup> board meeting.

Resolved: To approve the July 2018 financials and KMS to move \$263 to be paid from reserves.

Notation: Scott to confirm that irrigation for the entire community is on for 2 days per week.

Notation: The 2019 budget will include a 5% increase for water expense.

Notation: Scott to have landscapers to add plants so to close the horseshoe effect at 2 monuments.

Notation: Scott to confirm that landscape upgrades happened at the West monument sign area.

There being no further business to come before the Board, the meeting was adjourned at 7:43 p.m.

The next meeting is scheduled for the Monday October 15<sup>th</sup> at 7:00PM at the KMS offices

Respectfully submitted,

Scott Darnall,  
Recording Secretary

Respectfully submitted,

Sharryn Kuhlman  
Secretary

**PECAN GROVES ESTATES II OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
EXECUTIVE MEETING  
October 15th, 2018**

A Closed meeting of the Pecan Groves Estates II Homeowners Association Board of Directors was held on October 15th, 2018 at 7:09pm.

Directors in attendance: Steve Roehling, Greg Lind, Dan Corsetti and Jeff Johnson.

Scott Darnall from Kinney Management Services was also present.

A quorum was established. The meeting was called to order at 7:09 p.m. by Steve Roehling.

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

Resolved: To approve the minutes of the August 13th, 2018 board meeting

Resolved: To approve the September, 2018 financials.

Notation: KMS to print board packets on both sides of the paper from now on.

Notation: Next meeting date: Monday December 10<sup>th</sup> at 7:00PM at the KMS offices.

There being no further business to come before the Board, the meeting was adjourned at 8:04 p.m.

Respectfully submitted,

Scott Darnall,  
Recording Secretary

Respectfully submitted,

Sharryn Kuhlman  
Secretary