

**PECAN GROVES ESTATES II HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**OPEN SESSION**  
**March 21, 2022**

Directors in attendance: Greg Lind, Dan Corsetti, Mindy Douglass, Jeff Johnson, Janice Dunnahoo and Alan Marchione. Debbie Tribioli from Kinney Management Services was also present.

A quorum was established. The meeting was called to order at 6:35 p.m. by Mindy Douglass.

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

Resolved: February 21 2022 Minutes approved. Motion by Jeff, second by Greg, all approve.

Financial: Discussion about water costs and transfer fees. Jeff motions to approve the February 2022 financials, Greg seconds, all approve.

Architectural – Dan notes that submittals are looking good. One recent request did not include an approved paint color and was missing a trim color, so the committee denied it.

New Business Notation:

- Community has a new account rep with LUSA Landscaping – Terri Black
- The community will be getting more/better attention from the landscaper moving forward
- LUSA will be replacing 3 trees and several plants at no cost / under warranty
- More care will be focused on the monuments
- Dan motions to approve LUSA proposal # 12520 for \$2859.86. Greg seconds, all approve. Invoice to be paid upon receipt
- LUSA to be providing a tree map/inventory to the Board for their walk thru
- Dan makes a motion to have potato plants planted at the monuments for a cost not to exceed \$1000. Greg seconds, all approve
- LUSA Proposal # 12512 in the amount of \$1549.99 – on hold for receipt of tree map and Landscape Committee final review/possible changes
- LUSA Proposal # 12513 in the amount of \$4892.91 – on hold for Landscape Committee review
- Alan to send a newsletter to Debbie to be included with the ballot mailing

There being no further business to come before the Board, the meeting was adjourned at 7:11 p.m.