

PECAN GROVES ESTATES II HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION
March 13 2023

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

A quorum was established. The meeting was called to order at 6:45 p.m. by Mindy Douglass.

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

Resolved: December 5 2022 Minutes approved. Motion by Jeff, second by Greg, all approve.

Financial: December 2022 financials were reviewed. Financials were very close to budget at year end. So far in 2023 we are below budget on water. There will be a landscape fee increase in June. Board asks Debbie to have an independent company do an irrigation audit. Jeff motions to approve the financials, Greg seconds, all approve.

Architectural – There were 5 submittals approved including remove/replace tree, solar panels, cactus and rock in front yard, window replacement and exterior paint.

New Business Notation:

- Yellowstone – landscaper has provided a monthly report for the Board to review.
- Backflow cages – Board reviews a bid from Yellowstone for backflow cages – Board decides not to proceed with this bid.
- Spring Semi-Annual Walk Thru – This is planned for April 15th at 7am by the Maple monument.
- Spring Newsletter – Dan will create the newsletter and have it ready for the ballot mailing
- April 17th Annual Meeting – there is one position available this year.
- Next meeting date is April 17th at 6:45pm.

There being no further business to come before the Board, the meeting was adjourned at 7:28 p.m.