

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

Directors in attendance: Greg Lind, Mindy Douglass, Jeff Johnson, Alan Marchione and Janice Dunnahoo. Absent is Dan Corsetti. 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: August 14 2023 Minutes approved. Motion by Jeff, second by Greg, all approve.

Financial: August 2023 financials were reviewed. Financials are in line so far this year, tracking well and steady. Jeff motions to approve the financials, Greg seconds, all approve.

Architectural – There were no requests since the last meeting.

Homeowner Forum – There are no homeowners present.

New Business Notation:

- Turf and Tree Proposals are decided as follows
 - Estimate 15168 – Overseeding. Greg motions not to overseed in 2023 and to just add extra water to keep the Bermuda going as long as possible. Jeff seconds, Alan and Jannice approve, Mindy votes no. Motion passes four in favor, one opposed. Alan motions to include a poll/ballot in the annual mailer in April with full explanation to homeowners regarding costs involved with overseeding and affect on assessments. Mindy seconds, all approve.
 - Estimate 15278 – Proposal for irrigation timer at Mill and Warner Zone 2. Alan motions to approve, Greg seconds, all approve.
 - K&S Proposal – Proposal to fill 12 holes with fill dirt. Mindy motions to approve, Alan seconds, all approve.
 - 2024 Budget – Board reviews the budget for 2024. Jeff motions to approve, Greg seconds, all approve. Budget and newsletter will be mailed to all homeowners in November.
- Next meeting date is 12/18.

There being no further business to come before the Board, the meeting was adjourned at 7:45 p.m.