

PECAN GROVES ESTATES II HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION
March 12 2024

Directors in attendance: Greg Lind, Dan Corsetti, Jeff Johnson, Mindy Douglass and Alan Marchione. Absent was Janice Dunnahoo and Adrienne Richwine. 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 18 2023 Minutes approved. Motion by Jeff, second by Greg, all approve.

Financial: February 2024 financials were reviewed. Financials are tracking well. Weed abatement and water costs are slightly up. Jeff motions to approve the financials, Alan seconds, all approve.

Architectural – Lot 131 was approved for window replacement and lot 28 was approved for a detached building in the backyard.

Homeowner Forum – There are no homeowners present.

New Business Notation:

- Board reviews Turf and Tree proposal for tree removals and tree trimming. At this time the Board tables the removals until they can have an arborist look at the trees but they do approve paying the \$1700 to have the dead limbs removed from 10 trees in the community.
- Large Green Belt area – Dan notes that there is an area in the large greenbelt that has pearl scales which causes the grass to be yellow. There is no remedy for this other than to dig it out. The area in question is about 30ft x 18ft and is growing weeds right now but it is green. To excavate two inches or so of this 540 sf area and bring in new soil, then seed with Bermuda seed when the time is right in about May/June, the cost would be \$1435. This includes removal of the soil with a tractor, loading it up in a dump trailer, taking it to the dump and disposing of it, new soil, and the seed to germinate. After some discussion, Mindy and Dan will talk to Chaz from Turf and Trees on other options.
- Next meeting dates are is April 23rd 2024 for the annual meeting. Dan to get a copy of the newsletter to be mailed with the request for nominees mailing.

There being no further business to come before the Board, the meeting was adjourned at 7:17 p.m.