

`Pine Grove Property Owners' Association
Board of Directors Meeting
January 22, 2025

- I. Fred Jones called the meeting to order at 7:11 p.m. In attendance: Fred Jones, Jeffrey Hunter, Tim Phelan & Merry Sewell
- II. Secretary's Report by Merry Sewell. Motion to accept by Tim Phelan, seconded by Jeffrey, and approved by voice vote.
- III. Treasurer's Report by Tim Phelan. As of 12/31/24, there is \$13,378.73 in the bank. All bills have been paid. Motion to accept by Merry Sewell, seconded by Jeffrey Hunter, and approved by voice vote
- IV. Old Business
 - a. Entrance signs update – Signs to both entrances are complete and look beautiful
 - b. Discuss water system updates – there are no updates at this time. Rosehill Water will place a generator at the well site when power goes out. Will rely on homeowners to report the power outage/water outage directly to Rosehill.
 - i. Will contact attorney for any legal advice on options for getting this resolved
 - c. Discuss violations at 32803 Grove Park Dr. – Bruce & Debi Adamski. Violations have been resolved.
 - d. System for centralized location of all documented communications, violations, resolutions. Will get an update on this after the Annual Meeting from Hannah Fitzgerald
 - e. Condition of road on Grove Park Drive – roads are in need of re-paving, lots of potholes. Will contact Roads & Bridges to get an update on the expected dates of work to begin.
- V. New Business
 - a. Discuss filling vacancy on ACC – Tim will contact Randy Bains to ask if he'll serve. If yes, the Board will appoint Randy to fill this position. Tim motion to accept, seconded by Jeffrey Hunter and approved by voice vote.
 - b. Set date, time and place for Annual Meeting – Meeting will be held on Thursday, March 6, 2025 at 7:00 p.m. The doors will be open at 6:30 p.m. From 6:30-700 p.m., we will have the opportunity to meet & greet our neighbors. We will be meeting in the boardroom at the Waller ISD Administration Office at 2214 Waller Street, Waller, Texas. Motion to accept by Merry Sewell, seconded by Tim Phelan, and approved by voice vote.

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New Business continued

- c. Discuss the proposed budget for 2025. Proposed Budget for 2025:

Office supplies	\$ 100.00
Miscellaneous expenses	\$ 500.00
Mowing	\$ 1,380.00
Entryway signs (maintenance funds)	\$ 1,500.00
Lawyer	<u>\$15,000.00</u>
Total Estimate	\$18,480.00

Motion to accept by Merry, seconded by Tim, approved by voice vote.

- d. Discuss and take action on nominating committee to fill expiring terms of Fred Jones and Jeffrey Hunter. Nominating committee, Tim Phelan, Hannah Fitzgerald and Merry Sewell. Fred and Jeffrey have volunteered to continue on the Board for another term.
- e. Discuss potential Violations at 32911 Grove Park Dr. – Joe & Lilly Fuentes. Vehicles have been parking on the grass (vehicles should only be parked on approved material) and too close to the west fence line. All vehicles belong to the homeowners. Fred will discuss with Hannah and ask that she contact the homeowners

Motion was made to adjourn at 8:00 by Tim Phelan, 2nd by Jeffrey Hunter and approved by voice vote.

Meeting adjourned at 8:00 p.m.



President



Secretary