

**Pine Grove Property Owners' Association Annual Meeting
March 10, 2022**

- I. Meeting called to order at 7:00 p.m. - Quorum established; 27 voting members in attendance, including proxies.**
- II. Introduction of Board of Directors – Fred Jones, President; Blake Schmidt, Vice-President; Tim Phelan, Treasurer; Merry Sewell, Secretary; Melody Marze, Director.**
- III. Secretary's report by Merry Sewell. Motion to approve by Lynda Petrash, 2nd by Pam Cohnen. Motion approved by voice vote.**
- IV. Treasurer's report. \$16,359.58 cash in the bank on 12/31/21. Motion to accept by Carol Hatcher, 2nd by Pam Cohnen. Motion approved by voice vote.**
- V. President's report by Fred Jones. Board met a couple of times last year; sometimes issues were discussed via email. Most violations were brought into compliance. There was some discussion about the drainage and water plant.**
 - a. Several board members and neighbors met with Kendrick Jones (County Commissioner at the time) to discuss our concerns regarding drainage, options for faster internet. He would look into some of the things but didn't expect answers right away.**
 - b. * Note: Our new County Commissioner – Pct. 2 is Walter Smith. The Board members will schedule a meeting with Walter Smith to discuss the concerns of the neighborhood**
- VI. New business:**
 - a. Letter was sent from Board Members to Ray Young (FloWatch) requesting cost estimate of getting a generator for backup power in the event of future outages.**
 - b. Expiring terms for Tim Phelan, Merry Sewell & Melody Marze.**
 - 1. Nominating committee: Fred Jones & Blake Schmidt**
 - 2. Nominations from the floor – No nominations from the floor**
 - 3. Nominating committee recommends Tim Phelan, Merry Sewell & Melody Marze continue. Motion to suspend nominations and elect Tim Phelan, Merry Sewell & Melody Marze by Raye Massey, 2nd by Lynda Petrash. Motion approved by voice vote.**
 - c. Proposed Budget. Total Estimate \$17,300 for the upcoming year. Property Owners' dues for 2022 will remain at \$50/property. Motion to approve by Sharon Murdock, 2nd by Lynda Petrash. Motion approved by voice vote**

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- d. All in attendance were asked to furnish their current email addresses**
- e. There were several incidents throughout the neighborhood last fall where suspicious persons stopped by in neighbors' driveways asking if their RV, trailers, etc. were for sale. The sheriff's office was contacted and responded. Unfortunately, the vehicles that license plates were identified were not legitimate so there was no way to apprehend or question these persons. Please be watchful of any suspicious activity in the neighborhood; do not approach or open doors to strangers; notify the sheriff's office right way.**
- f. Notifications were sent out to the neighbors via Facebook Neighborhood Page which was very helpful in notifying anyone that may have been home.**
- g. There was some discussion about the condition of the roads in our neighborhood. Walter Smith would be the contact person for any concerns**

VII. Announcements

- a. Neighborhood Facebook Messenger page is up and running and has been a great success so far. If you have Facebook Messenger and would like to be added to the Neighborhood page, please contact Peggy Albert: 832-725-2470 or Merry Sewell: 281-217-7252**
- b. Blake Schmidt requested some sort of variance for a barn in order for his 2 children to participate in FHA/FFA/4H raising pigs. There are no facilities in Waller (like the ones in Cy-Fair) to enable families to have easy access. Because of the by-laws, the Board will need to look at and get more information before making any decisions on how to proceed.**

VIII. Motion was made to adjourn at 8:05 p.m. by Melody Marze, 2nd by Sharon Murdock.

Meeting adjourned 8:00 p.m.



President



Secretary