

**Pine Grove Property Owners' Association Annual Meeting Minutes**  
**March 5, 2024**

- I. Meeting called to order at 7:03 p.m. - Quorum established \_\_\_ voting members in attendance, including proxies.**
- II. Introduction of Board of Directors – Fred Jones – President, Jeffrey Hunter, Vice-President, Tim Phelan - Treasurer; Merry Sewell - Secretary; Melody Marze - Director.**
- III. Secretary's report by Merry Sewell. Request to make corrections regarding New Business, Nominating Committee & Nominations. Motion to approve when corrected by Tim Phelan, 2<sup>nd</sup> by Melody Marze. Motion approved by voice vote.**
- IV. Treasurer's report. \$19,371.37 cash in the bank on 12/31/23. Motion to accept by Merry Sewell, 2<sup>nd</sup> by Melody Marze. Motion approved by voice vote.**
- V. President's report by Fred Jones. Board met four times last year; sometimes issues were discussed via email. Most violations were brought into compliance.**
- VI. Old Business: None to report**
- VII. New business:**
  - 1. Election of 3 new Board of Directors (3 Expiring Terms) – Merry Sewell, Melody Marze and Tim Phelan**
  - 2. Nominating committee: Fred Jones and Jeffrey Hunter**
  - 2. Nominations from the floor – No nominations from the floor**
  - 3. Nominating committee recommends Merry Sewell, Tim Phelan continue (Melody Marze declined to continue). New Nomination of Hannah Fitzgerald. Motion to accept these nominations made by Melody Marze, 2<sup>nd</sup> by Fred Jones. Motion approved by voice vote.**
  - 4. Pine Grove Signs were damaged by resident on Penick Rd. October, 2023. We are in the process of getting bids for replacement of damaged sign and updating all other signs.**
  - 5. Rosehill Utilities was sold to Rosehill Water Company. They were invited to send a representative to our meeting and declined.**
    - a. There will not be a permanent generator placed for our well support. They will place temporary generator during an outage.**
    - b. They will not insulate pipes claiming this causes corrosion; they will determine on an as needed basis**
    - c. They do not monitor system for low water pressure; it is up to the homeowners to call them and report this to Rosehill Water Company**

**PINE GROVE POA ANNUAL MEETING**

**March 5, 2024**

**Page 2.**

**6. Waller County Roads and Bridges will be repaving road of Pine Grove this year. Contact Commissioner, Walter Smith – 979-826-7700, email: [w.smith@wallercounty.us](mailto:w.smith@wallercounty.us), with any questions**

- b. Proposed Budget for 2024 and proposed dues for 2024 - Total Estimate \$18,480 for the upcoming year. Property Owners' dues for 2024` will remain at \$50/property. Motion to approve by Dean Adams, 2<sup>nd</sup> by Tommy Albert. Motion approved by voice vote**
- c. All in attendance were asked to furnish their current email addresses**

**VIII. Announcements**

**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**

**IX. Motion was made to adjourn at 7:32 p.m. by Melody Marze, 2<sup>nd</sup> by Tim Phelan. Motion approved by voice vote.**

**Meeting adjourned 7:32 p.m.**

  
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**President**

  
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**Secretary**