

Pecan Estates Homeowners Association

Annual Meeting Minutes

April 14, 2018

- **Call to order**
 - Rachel Penberthy called to order the meeting of the Pecan Estates Homeowners Association Board of Directors at 1:04 pm on April 14, 2018 at the Glenpool Conference Center at 12205 S Yukon Ave, Glenpool, OK.
- **Introduction of officers**

Rachel Penberthy-Vice President
Freddy Cepeda-Treasurer
Stephanie Jones-Secretary
John Akingbola-Webmaster
Jake Lyon-Board Member
- **Minutes from last year's annual HOA Meeting**
- **Treasurer's Report**
 - Review 2018 Budget provided by Freddy
- **2016 Lot Sales and Building Update: All lots have been sold**
- **New Business**
 - New Insurance
 - State Farm is dropping our policy and we have to switch insurance companies due to the embezzlement in 2017 by previous treasurer
 - Quotes provided from: All American Insurance and Hometown Insurance
 - HOA Assessments-proposed increase for 2019 based on Treasurer's Report
 - Addendum to Bylaws
 - Need to have vote by homeowners-cannot vote due to 18 homes represented
 - Put voting on website?
 - Tear off stub on annual dues?
 - 2018 Projects & Events
 - Park Update: Update play area, new fence
 - New mulch and new gate for fence, leave fence in place
 - Update requested by homeowners: Extend sidewalk in front of playground and install ramps at end of sidewalks in front of park

- Fall Festival 2018
 - We would like to hold the festival again this year. Turn out for 2017 was great.
 - Food Truck, DJ, Bounce House, etc.
 - HOA Management Company
 - Looking into possibly outsourcing to Management company to help stay on top of violations and to ease pressure and time off board members
 - Annual dues to increase \$15-\$20 to cover cost
 - Violations to Watch
 - Vehicles blocking the sidewalk
 - Storing of items on lots
 - Trash can placement
 - 2018 Focus
 - Collection of all unpaid assessments
 - Election of New Board Members for Open Positions
 - Positions are for 3 years
 - General Discussion and Feedback from Homeowners
 - Can we put a dog bag receptacle at park? (Who would pick-up/maintain)
 - Can we have block captains? (People who would represent each block in the neighborhood)
 - Can we make sure to submit By-laws and Covenants at closing for new residents? (Yes, Freddy sends them over with HOA dues)
 - Can the board do anything about yard maintenance? (Trying to make that change with the addendum)
- **Adjournment**
 - Rachel Penberthy adjourned the meeting at 2:33 pm.
 - Minutes submitted by: Stephanie Jones
 - Minutes approved by: [Name]