

# Pebble Creek HOA – Directors Meeting

April 20, 2016

7:00 PM

Pete Ralph Tanya Todd Jessica Terry

- Project Status
  - New traffic control signs
    - Darin will install-expected by May 15<sup>th</sup> weather permitting
    - Stop signs will remain in the same locations, but will be installed according to traffic code.
    - Speed limits signs will be after the gates on Pebble Creek Dr. and on Creekwood Trail coming in from Pine Lakes.
  - Roadway edge grass
    - Planned for Mid-May as ground condition & weather permits
    - The company that did the road edges in Pine Lakes, North Oakland Landscape, will do the work.
    - Soil mixed with manure will be placed, grass seed planted and all covered with straw.
    - They will honor their quote from last Fall.
- Financial Report
  - Delinquent Dues
    - All are on payment plan except 1
    - Attorney will follow up on collection for the one not on payment plan.
- Annual Report to Mutual of Omaha
  - Complete except for one item that Pete received from Todd at tonight's meeting.
- By Laws Revision
  - Trying to schedule meeting with attorney in early May
    - Go beyond language clean up
    - Update rules & regulations
    - Increase enforcement provisions
- Spring Common Requirements
  - Water falls                      Ralph    Scheduled
  - Sprinkler system                Ralph    Scheduled
  - Fountains                         Tanya    Scheduled
  - Lawn Mowing                     Tanya    Scheduled
  - Commons Clean Up               Tanya    Scheduled
  - Mail Box Repair                 Terry    Scheduled
- General Discussion
  - Will need to find a new company for lawn mowing as it turned out to be large a job for D's Landscape.
  - 10218 Landscaping & Exterior Modification Request
    - Board Approved 2 trees being cut down.
    - The Board needs minor details before it can approve. The Board has contacted the homeowner multiple times to review the specifications.

- Security
  - Nothing New
- Request to Establish Community Garden
  - Cannot find an acceptable location that is sunny and would also be shielded from view.
- Road Edge Protection
  - The Board discussed getting boulders to put along the entrance drive to the neighborhood to prevent cars from driving on the grass.
  - Tanya will see how much D's Landscape would charge to install them.
- The Board received a complaint about the dog on the corner of Creekwood Trail and Boulder Pass. There is no action the Board can take as long as the dog is remaining in its own yard.
- Next Meeting
  - May 25<sup>th</sup> (tentative)