

Pebble Creek HOA – Directors Meeting

March 1, 2016

7:30 PM

Pete Ralph ~~Tanya~~ Todd Jessica ~~Terry~~

- Project Status
 - New traffic control signs - Installation delayed due to weather
 - Roadway edge grass - Planned for spring as ground condition & weather permits
- Commons Area Sprinkler System
 - Settled with Hunters Irrigation Insurance for \$15,000
- Financial Report
 - Delinquent Dues
 - 7 homeowners still owe dues, 3 of those are on payment plans
 - HOA's attorney will send letters to the delinquent homeowners
 - 2016 Budget
 - Carry over from 2015
 - The HOA's Income Tax return has been filed for 2015
 - We will have a credit with DTE because they have been billing us based on estimates and when they came to do the actual reading, we were using less than expected.
- By Laws Revision
 - Board meeting with attorney late March to draft changes
 - Go beyond language clean up
 - Update rules & regulations
 - Specific items such as:
 - Window materials
 - Corner lots
 - Increase enforcement provisions
 - Approval to change bylaws requires 75% of homeowners
- General Discussion
 - 10218 Landscaping & Exterior Modification Request
 - Pete will follow-up and get clarification
 - Snow Removal Concerns
 - Pete talked to A&N and they will salt in more areas.
 - Security
 - If the mailbox issue continues, we will look into getting locked mailboxes.
 - If you see anything suspicious, call the Oakland County Sheriff's Office.
 - We discussed installing a key pad and/or cameras at the gates, but it is currently not feasible.
 - Gates cannot be closed 24/7 due to school bus pickup and drop off, excessive visitors during the day, etc.
 - Request to Establish Community Garden requires further discussion
 - Holiday Decoration Storage
 - Decoration companies say to contact them in September for a quote.

- DTE Power Outages
 - Pine Lakes Meeting 2/18
 - Closed meeting with HOA Presidents, DTE Engineering Manager & State Legislator
 - Explanation of 12 hour power loss in January
 - Review of DTE power distribution updates
 - Explanation of power distribution redundancy & circuit protection
 - Review of continued improvements
 - Agreement for improved communications
 - See notes on website
- Next Meeting
 - TBD