

Pebble Creek HOA – Directors Meeting

July 21, 2016

1:00 PM

Pete Ralph Tanya Todd Jessica ~~Ferry~~ JoAnne

Minutes

- Project Status
 - Roadway edge grass
 - - Landscaper will return to replant where grass did not grow in the next week or so
- Financial Report
 - Summer Dues Status
 - 7 not yet paid that aren't on a payment plan
- By Laws Revision
 - Meeting with attorney in August
 - Go beyond language clean up
 - Update rules & regulations
 - Increase enforcement provisions
 - Plan to seek approval at Annual Meeting in Fall
- General Discussion
 - 10218 Landscaping & Exterior Modification Request
 - The request was not approved at this time pending additional information
 - Security
 - Package stolen from a front porch on Creekwood Trl. Please be vigilant and report suspicious activities to the police.
 - Trespassing at Ponds
 - A homeowner was originally told by an Oakland County Sheriff that we could not restrict who used our ponds. However, after further discussions with the HOA's attorney and the Oakland County Sheriff's office, we can enforce trespassing but only if a homeowner is present to make the complaint and verify the person is not a resident or guest of the neighborhood.
 - Postcards for Bylaws Violations
 - Pete is going to have postcards made up to use as reminders of bylaws violations to give homeowners a chance to remedy before items are escalated to letters, etc.
 - They will only require a description of the violation and the address of the homeowner.
 - Golf carts
 - Please note that golf carts are not allowed on roads in the neighborhood. Nor are other unlicensed vehicles such as dirt bikes, dune buggies, etc.
- Succession of Treasurer
 - JoAnne Blasevic appointed to Treasurer as Todd's new business venture is taking him out of town frequently. Good luck with your new venture Todd and thanks for your hard work as the Treasurer!
 - Pete and Todd described the Treasurer duties to JoAnne
 - Checks to the HOA should never be left in mailboxes or on porches. Always use the PO Box 314, Davisburg, MI 48350 address.

- New Website Format
 - Our web service provider changed the standard format of websites such as ours.
 - Pete has found it to be easier to update
- Next Meeting
 - 8/24 at 7 PM
 - The HOA Attorney will be present to guide the board on bylaw changes.