

# Pebble Creek HOA – Directors Meeting

September 19, 2016

7:00 PM

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

Guests: Tim Heinrich & Greg Need

## Minutes

- Project Status
  - Roadway edge grass
    - Landscaper has over seeded the road edge
    - The landscaper recommends that each homeowner be diligent about weed and crab grass control first thing next spring. This will allow the new grass on the road edge to grow unimpeded.
- Financial Report
  - Summer Dues Status
    - 2 unpaid and non-contact, 2 on payment plans
    - Attorney will send collection notices to 2 homeowners
  - Annual Audit
    - Greg provided JoAnne contact information for an accounting firm that may be able to do the audit.
- General Discussion
  - 9922 Boulder Court Landscaping & Exterior Modification Request
    - Removal of trees – not approved
      - May trim but not remove since they are not ill or causing damage.
    - Change of front door – approved
    - Trimming of trees – approved
    - Addition of pool – pending further detail
  - 20229 Creekwood Trail Drainage issue
    - Property owner responsibility as the swale is insufficient-not approved
    - The issue is entirely on non-common property
  - 9971 Creekwood Trail request to remove 3 trees
    - Removal of two pines and small hickory tree is approved. The 2 large trees should be trimmed and not removed.
- Fall – Winter Preparation
  - Sprinklers
    - 10/4 sprinklers and waterfalls scheduled to be shut down by Wilcox Brothers
  - Fountains
    - Removal scheduled
  - Snow Removal
    - Requests for bid to be sent out to A&N, North Oakland, Lowries and the people who do Pine Lakes
  - Commons cleanup
    - D's Landscaping
  - Roadway repair
    - A&N will be contacted to seal/tar the cracks.

- By Laws Revision
  - Review drafted changes
    - The Board requested a few areas be clarified or expanded and Greg incorporated the changes.
    - The Board approved the changes to the by-laws and will submit for a homeowner vote.
  - Greg will put together a summary of the changes to be sent along with the proxy ballot.
  - Approval Process
    - A vote will be taken at the October 26th Annual Meeting. We need to have a 2/3rds vote.
    - Voting can be done by proxy ballot.
- Annual Meeting Preparation
  - The notices need to be mailed out at least 10 days prior. We are aiming to give more lead time so want to get them out at least 2 weeks in advance.
- Next Board Meeting
  - November 16<sup>th</sup> at 7 PM