

Pebble Creek HOA – Directors Meeting

December 6, 2016

7:00 PM

Pete Ralph Tanya Tim Terry JoAnne

MINUTES

- Project Status
 - Gates Repaired 11/28 – Original back up batteries was replaced.
 - Holiday Decorations East Lights circuit breaker problem – Electrician contact and resolved
- Financial Report
 - Summer Dues Status
 - 1 delinquent
 - Working with homeowner on payment plan
 - Refer to attorney to send letter to homeowner if plan cannot be worked out
 - 2 homeowner payment plans up to date
 - Changing Banks from Oxford Bank to Genisys Credit Union due to excess monthly charges on account
 - Changing ACH for Mutual of Omaha – Awaiting confirmation
 - 2017 Dues
 - Invoices will be mailed by post or email by December 31st. Dues amounts are \$400 twice annually plus \$350 twice annually if not pre-paid for the road rehab.
 - Dues will be due by January 31st. After Jan 31st, late fees will apply.
 - 2017 Budget
 - Change to fiscal year October 1st to September 30th to coincide with Board Elections.
- Annual Meeting Review
 - Proxy status – **We are still in need of proxies for both the By-Laws Revision and Audit. Please mail, fax or get them to a Board member as soon as possible.**
 - Audit opt out – Allows for financial review in lieu of costly audit
 - By-Laws revision – Updates issues from pre-resident version (>20 years old)
 - Status will be published after the next board meeting
- General Discussion
 - Installation of Flag Pole at entrance commons area will include proper lighting
 - Parking in the street –
 - Residents should avoid parking in the street on trash pick-up days as the garbage trucks may have a difficult time maneuvering around vehicles
 - Avoid parking on the roads during the winter months to allow proper clearing of snow from the road and to help avoid any damage to vehicles.
- Next Board Meeting
 - January 24th, 2017 at 7pm

Pebble Creek HOA
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