

Pebble Creek HOA – Director’s Meeting

January 23, 2017

7:00pm

Pete ~~Ralph~~ Tanya Tim Joanne ~~Ferry~~

AGENDA

- Project Status
 - Flagpole installation – will get estimates in spring
- Financial Report
 - **January 31, 2017 dues are due**
 - Regular dues = \$400
 - Road re-payment = \$350 (for those who did not pre-pay)
 - 1/24/17 Status
 - Homeowners dues currently paid = 59
 - Homeowners currently on payment plans = 3
 - Late charges of \$25 /month effective 2/15/17 if not paid
 - Mail late letter to delinquent homeowners on 2/1/17
 - Conversion to Genysis Credit Union from Oxford Bank
 - Lost checks to ICE – we are sending out a check for missing check using certified mail.
 - 2017 Budget
 - Treasurer to report status of monthly budget starting in February
- Audit Opt Out
 - Current Proxy Count – 65 in favor / 7 not in favor
 - Need a favorable count of 57 to pass. **This option is now PASSED.**
- By Laws Revision
 - Current Proxy Count – 58 in favor / 5 not in favor
 - **Need a favorable count of 75 to pass. Please send in missing proxies to our PO Box or mail them with your dues payment.**
- Cody Drainage Project status – Homeowner has been working with HOA to remedy a drainage issue on their property. The plan for drainage work has been approved.

- General Discussion
 - Welcome to new residents
 - We have 3 new homeowners that have either moved in recently or will be moving in. If you see someone new – please say hi and make them feel welcome!
 - Garage Sale
 - This is the year for our subdivision garage sale. We will keep you posted as to when it will take place. So, get started on your spring cleaning. 😊
- Next Meeting
 - Next board meeting is tentatively scheduled for March 7th at 7pm

Attachment: Proxy Summary as of 1/24/2017

Pebble Creek Proxy Results to Date

Lot No.	Audit Opt Out	ByLaws Approve
1	YES	YES
2	YES	YES
3	YES	
4	NO	YES
5		
6	YES	
7	NO	NO
8	YES	YES
9	YES	YES
10		
11		
12		
13	YES	YES
14		
15		
16	YES	YES
17	YES	YES
18		
19	NO	YES
20	YES	YES
21	YES	YES
22		
23	YES	YES
24		
25	YES	YES
26		
27		
28	YES	YES
29	YES	YES
30		
31	YES	
32		
33	NO	
34	YES	YES
35	YES	YES
36	YES	YES
37	YES	YES
38	YES	YES

Lot No.	Audit Opt Out	ByLaws Approve
39	YES	
40	YES	YES
41		
42		YES
43		
44		
45	YES	YES
46	YES	YES
47		
48	YES	YES
49	YES	YES
50		
51		
52		
53	YES	YES
54	YES	
55	YES	YES
56		
57	YES	
58	YES	YES
59	YES	YES
60	YES	YES
61	YES	
62	YES	YES
63	YES	YES
64	YES	YES
65		
66	YES	
67	YES	YES
68		
69		
70	YES	YES
71	YES	YES
72	YES	YES
73	YES	
74	YES	YES
75	YES	NO
76	YES	NO

Lot No.	Audit Opt Out	ByLaws Approve
77	YES	YES
78		
79	NO	NO
80	NO	NO
81	YES	
82	YES	YES
83	YES	YES
84	YES	YES
85	YES	YES
86	YES	YES
87		
88		
89		
90	YES	YES
91		
92		
93	YES	YES
94		
95		
96	YES	YES
97	YES	YES
98	YES	YES
99		
100	NO	YES
101		
102		YES
103	YES	YES
104		
105	YES	YES
106		
107	YES	YES
108	YES	YES
109	YES	YES
110		
111		
112	YES	YES

As of 1/24/2017

Total	Audit Opt Out	ByLaws Approve
Votes For	65	58
Votes Against	7	5