

Pebble Creek HOA – Directors Meeting

September 27, 2017

7:00 PM

Pete Tim Tanya Joanne Terry Mike

AGENDA

- Project Status
 - Pebble Creek Cleaning – Creek has been cleaned and restored. Total cost of project \$16K
 - Installing net over creek for the fall weather to limit the amount of debris and leaves from clogging the creek back up. Netting will be stored and used each year for this purpose.
 - 3-4 sprinkler heads were damaged during creek renovation – these will be replaced by the contractor.
- 2017 Annual HOA Meeting and Election
 - Our Annual HOA Meeting is fast approaching. We are currently trying to reserve a location for the meeting. Date, time and location will be provided as soon as it is secure.
 - 2 Board Positions will be up in this year's election.
 - Pete Buczek will run for a Board position again in this election
 - Tanya Carson will also run for a Board position again in this election
 - Theresa Adriaens would like to be added to the ballot
 - If anyone is interested in helping, please contact a Board member.
 - We will be sending a letter and ballots to each homeowner in the next week or so. Please vote and return any paperwork requested.
- Budget
 - All dues are paid in full with the exception of two residents on payment plans and 1 resident delinquent.
 - 2017 HOA year will end on September 30, 2017. The new 2018 Budget will be established October 1, 2017 for the fiscal year of 2018.
- Vandalism
 - We have been experiencing vandalism in the front common area. It appears the stop sign to open the gate has been damaged several times after attempting to repair it. We have ordered a new sign, but it takes time to have made. If vandalism is proven to be a resident, that resident will be responsible for repairs. Please, if you see something happening, **call the police** and a Board member to report it. We want to live in a safe and beautiful community.
- Mailbox on Boulder Pass
 - The mailbox on Boulder Pass will be repaired ASAP by contractor. Thankfully no one was injured.
- Common Areas
 - We plan to add monthly or bi-monthly weeding to common areas for the 2018 budget to help maintain the beauty of our sub.
 - We plan to add additional trees to the front common area in 2018 due to the trees that were lost. We may use the same tree farm, Baldwin Tree Farm, used by our neighboring sub Pine Lakes.
 - Wilcox will be winterizing the sprinklers and waterfalls in the next few weeks.
 - Water Landscapes will be pulling the fountains and storing them for the winter in the next few weeks.

- General Maintenance
 - Getting a quote from a mason to repair the separating Pebble Creek sign as you enter the sub.
 - A&N will be canvassing the roads in the next couple of weeks to repair any cracks before the weather turns cold.
 - A&N will be contacted to continue this season as our snow removal contractor.
- General Discussion
 - Holiday Décor – We plan to have the front decorated by the same company as last year. If we pre-pay, we will receive a 5% discount.
 - Bylaws – the changes to the by-laws have been completed. We plan to print a copy for each residence and will also be available on the website. We hope to have them available at the HOA Annual Meeting.
- Next Board Meeting – October 18th
- Annual Meeting - TBD