



HOA Board Meeting

Date: 10/18/17 7pm

Attendees: Tim, Pete, Tanya, Terry, Mike, Joanne, Greg Need

Minutes

By-Law update

- Recorded at county and received
- Awaiting PDF version to post and print from Greg – once the PDF version (includes master deed) is complete, it will be posted to our website and each homeowner will receive a hardcopy to remain with the residence. We hope to have them printed and possible distributed at the Annual HOA Meeting, Nov 9th.

Petition for a special meeting

- Feedback provided September 28th.
- 30 Day window expires October 28th.

Mail Box Repairs billed to homeowners

- Boulder Pass Mailbox - \$500 in damages billed to homeowner
- Creekwood Trail Mailbox - \$150 in damages – billed to homeowner
- Landscape repairs – completed at no charge

Financials

- 2018 Budget – being completed this week.
- Audit – Almost complete.

Common Maintenance

- Creek netting – Ordered and will be installed as soon as it is available
- Leaf Cleanup – Scheduled for November
- Snow Removal contract – granted to A&N
- Fall fertilizer – Scheduled with TruGreen
- Fountain removal and storage – WaterLandscapes – will be pulled and stored in the next couple of weeks
- Sprinkler winterization – Wilcox – scheduled last week of October
- Water Fall service – Wilcox – scheduled last week of October
- Tree Planting – Baldwin Tree Farm – we will look into replacing lost trees possibly in spring 2018
- Christmas Decorations – Possible schedule early November
- Pebble Creek Sign – contacting D&S Masonry to quote repairing sign as it is separating from pillar

Property Modification Requests

- Lot 36 dead tree removal - Approved

Annual Meeting - November 9th

- Meeting Agenda – in process

- Ballots – will be mailed last week of October
- Budget Summary – will be handed out at meeting
- Legal Update regarding drainage project – discussed at meeting with guidance from Greg Need, attorney

Pebble Creek Court Drainage Issue – discussed possible solutions with Attorney

- Easement agreement
- Solution Status

Miscellaneous

- Treat-or-Treat – Trick or treating time for our subdivision is 6-8pm. Please use flashlights with children to help keep everyone safe.
- Procedure to be developed for any postings & handouts to be added to the mailboxes, must be approved by Board.
- Mike Carlson, the new Secretary for Pebble Creek as of October 19th!