

Pebble Creek HOA Meeting – Nov 9, 2017  
Attendees tracked on separate form

- Initial questions prior to ballots being cast
  - Question regarding the board endorsement of candidates appearing on the ballots. Response was that it's typical for endorsements to occur in corporations
  - Question regarding the board's authority to spend without obtaining majority approval. Bylaws interpreted by board as requiring a vote only if assessments are to be levied, and the board still has the authority to make improvements, perform maintenance, etc.
- Request made to contact contractor to remove waste left in yards/common areas from creek cleanup
- Bylaws distributed in paper format
- Searchable PDF is available on the website
- Road maintenance- snow removal contracted to A&N Asphalt, A&N also repaired minor cracks and holes at no charge
- Loan estimated to be paid back in 2020
- Sprinklers and fountains were serviced this year, fountain motors replaced with water-sealed units
- Mailbox repairs completed, additional communication requested in the event of future damage. Please monitor the website for such communications in news and board meeting minutes.
- Budget review- see website for detailed information
- Discussion on Cody drain project
  - Cody drain project moved forward in the agenda after majority vote
  - Easement granted to Cody property to install drain
  - Special meeting will be scheduled per Theresa Adriaens
  - Theresa Adriaens distributed a packet titled "Unauthorized 8119 Pebble Creek Drive Drainage Project" with pictures and documentation related to the drainage project.
  - Majority voted to continue forward to other agenda items and discontinue back/forth argumentation to maintain decorum
  - Engineering analysis results showed calculated volume of storm drain is adequate, however, driveway culvert volume capacity is not adequate
  - Several long-time homeowners expressed opinion that flooding has occurred only after the drainage project was completed, but others shared the viewpoint that flooding has always been present
  - Additional discussion to be completed with counsel present at special meeting to be scheduled. Meeting cost will be covered by the HOA, and notice mailed per the bylaws
  - Special meeting will be scheduled as soon as feasible after receipt of final engineering alternative solutions from engineering firm

- Meeting slides to be posted on the website. Drainage project engineering assessments and easement agreement are embedded within this file (last slide)
- Pete and Tanya have won the election for two open board positions. Ballots/results tallied by Secretary and verified by an additional member of the association not associated with the board members or officers
  - Final vote count
    - Pete Buczek- 45 votes
    - Tanya Carson- 49 votes
    - Theresa Adriaens- 24 votes
    - Dave Ersig – 9 votes
    - Julie Berry – 1 vote
    - Karen Binasio – 1 vote
- Meeting adjourned