



Pebble Creek HOA Special Meeting 1/31/2018, 7pm
Springfield Twp Fire Station

Attendees tracked on separate sign-in sheet. 38 households in attendance, including board members and officers

Also in attendance: Greg Need, Association Attorney and Collin Walls, Springfield Township Supervisor

- Call to order
- Code of Conduct
- Creek Maintenance (Petition Item 2)
 - 4 quotes were sought- detailed breakdown including dollar amounts and scope of work offered available in meeting presentation
 - Final selected quote was \$16k by Drake's Landscaping, which the board decided was the best solution to maintain the common grounds
 - Concern was raised regarding whether the timing of the creek rejuvenation was prudent. Tim's perspective was that the decision was prudent given no special assessments were made and the state of the creek was the subject of several complaints
 - Contractor who completed the work left debris and was not returning phone calls. Drake's Landscaping will not be performing services for the HOA in Spring
 - Discussion regarding households' input into large expenses- challenge is that the bylaws currently are not written to accommodate ballots on maintenance items
 - Per the bylaws, the board has the responsibility to maintain the appearance of the subdivision. If the subdivision is not maintained, the township could assess 125% of the cost to maintain the common areas per the master deed
 - Comment made that communication efforts are not effective
 - Rationale for choosing Drake's landscaping
 - Highest value- scope of work, longevity of solution, and lower cost
 - Feel free to pass landscaping company recommendations to the board
 - Board's authority to perform maintenance of the common areas is not subject to a dollar limit per the bylaws
 - Request for more homeowner input/transparency on larger expenditures
 - Any further maintenance anticipated in the next ~24 months: standard annual items plus front entrance sign masonry work
 - Budget and 2017 expenditures are detailed on website
 - No further questions/comments on bid evaluation agenda item
- Pebble Creek Court Drainage Project (Petition Item 1).
 - Project History
 - Detailed timeline of project in the posted slide deck
 - Who contacted the board in August? (Joel Cody)
 - Project agreement signed between HOA board and the Codys (available on website)



- Per Collin Walls- permits for storm drains are not required. Permission is required for a storm drain, was not obtained
- Issue Summary
 - Costs incurred to date presented
 - Legal fees, \$1,251.35 (Paid by Cody household)
 - Legal fees, Easement Dispute \$4207.50 (HOA)
 - Engineering Services \$3,888 (HOA)
 - Engineering report- see website for detailed analysis
 - Units 54, 68, 69, and 70 were built with 12" culverts which are undersized for required flow
 - Discussions on whether there were or were not drainage issues prior to storm drain installation
- Option Evaluation
 - Option 1: Install new 24" culvert along Pebble Creek Ct., Recommended solution from NF Engineering. Est cost \$55k
 - Option 2: Add second culvert in units 54, 68, 69, and 70 under driveways. Est cost \$20k. Not the recommended option per NF Engineering
 - Option 3: Installation of a new 18" culvert along the east side of Pebble Creek Dr to redirect some of the flow toward the ponds. Est cost \$35k. Would also need to replace 12" culvert under P.C. Drive, this cost not included.
 - Option 4: Do nothing. Springfield Township will execute repairs at their discretion and assess total cost to all homeowners at 125% of the cost (through property taxes)
 - ~14% increase in the flow due to added drain
 - Question asked whether we could modify Option 3 to route water east to the Kroger-owned retention pond directly. This option was not one that was explored.
 - Current status:
 - Investigating lower cost alternatives with township
 - Extend the new storm drain
 - Additional culverts in units 69/70
 - Clean and restore
 - Remove pipe and investigate alternatives
 - Other ideas
 - Discussion regarding the intent of the solution. Goal is to solve the incremental flow caused by the new drain, rather than the macro issue (undersized original culverts)
 - Original drain addition was started due to Cody property's basement flooding
 - Collin's perspective is that we need to solve the problems caused by incremental flow
 - No plans to have a special HOA assessment



- Township would not be involved in a private drainage solution that doesn't tie into the subdivision drainage system
 - Feb 7th date is for a decided solution, not necessarily detailed construction plans
 - \$18k+ estimate to replace trees along trench line. Bassmans believe that the HOA is responsible for replacing them
- Next Steps
 - Finalize solution
 - Finalize financial responsibility
 - Identify Volunteer project manager
 - Theresa Adriaens has volunteered, will be forming a committee
 - Update easement agreement

