



Pebble Creek Board of Directors – Special Meeting 2/3/17

In attendance: Pete, Tanya, Joanne, Mike, Terry

- Tim Heinrich has resigned from the HOA board. Pete is acting president.
- Per the bylaws, the board may elect an interim board member to serve until the next annual meeting (October 2018)
- Dues/Financials updates
 - \$167,404.31 in Savings
 - \$77,412.44 in Checking
 - \$244,816.75 as of 2/3/2018
 - 17 households owe dues, will be handled individually
- Drainage proposal
 - Theresa Adriaens has resigned from project manager position for drainage project
 - Terry Rusnell has been appointed project coordinator for drainage project
 - Draft Pebble Creek Court Restoration
 - Replace culverts at 3 lots
 - Extend new drain pipe
 - Add drains/catch basins as needed
 - Restore swale, landscape, and sod
 - Repair driveways from cut to the street
 - Replace sprinklers
 - Costs are the responsibility of Cody residence
 - Initial costs will be paid from the HOA reserve and rebilled in accordance with the original agreement
 - Project will be managed by the association board, led by Terry as project coordinator
 - Restores water flow situation to the pre-existing state before the drainage project was started, which was no flooding of the drainage swales per signed statement
 - Only if needed after Pebble Creek Ct. restoration- Boulder Ct Drainage
 - Options are all pending additional engineering analysis and feasibility study (land ownership, township approval, etc.)
 - Install culvert along East side of Pebble Creek Dr.
 - Replace culvert under P.C. Drive to South Pond (if needed only)
 - Or:
 - Install culvert along East side of P.C. Drive
 - Install culvert to large retention area between P.C. Drive and Kroger (if approved)
 - Costs of these projects would be the responsibility of the HOA
 - Timing:
 - Refine proposals
 - Submit proposals to Springfield Township by February 7, 2018



- Contact engineers to detail proposal by
 - Approval engineering details
 - Prepare request for quotation
 - Create required easements
 - Review with Springfield Township
 - Distribute RFQ to multiple contractors
 - Review RFQ submitted by contractor
 - Selection contractor and agree to timeline
 - Implement Pebble Creek Court Restoration
 - Evaluate Pebble Creek Court Restoration and Approve
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- Communication concerns
 - Emails and website will continue to be updated regularly
 - ⊖ Documents will usually be posted on website within a day of emails
 - Status meeting to be held tentatively end of February, notice to follow

 - Other business
 - A concern was raised regarding a homeowner replacing windows without a property modification request.
 - If anyone has suggestions for landscaping companies, please contact a board member- we're seeking competitive bids
 - Please remember to keep vehicles parked off the street as much as possible, especially in snowy weather