



Pebble Creek HOA Board Meeting
Tuesday, April 10, 2018 7pm
Attendees: Pete, Tanya, Joanne, Terry, Mike

- Projects/Maintenance
 - Lawn maintenance (cutting, weeding, etc)
 - Drakes - \$235 per week, weeding additional
 - Michigan Outdoor Service, Ortonville - \$225 per week, weeding an additional \$630 for season
 - North Oakland Landscaping, Davisburg - \$600 per cut for weekly entrance and commons, plus \$50 bi-weekly for Boulder Pass cut, plus \$50 bi-weekly for weeding entrance
 - MJM Lawn, Ortonville - \$375 per week for lawn maintenance, weeding additional \$750 for season
 - Birmingham Lawn, Waterford - we were out of their service area
 - Morning Dew - never called back to give quote
 - Arm's Length - never called back to give quote
 - **Business was awarded to Michigan Outdoor Service**
 - TruGreen Fertilizer will begin when weather cooperates
 - Wilcox will send contracts in the near future
 - Pond fountains will go in as soon as weather cooperates (Water Landscapes)
 - Gates have been repaired, should be working as of today (4/10) open 6am-8pm
 - Gate painting- Terry is going to work with a painter to find out more
 - Front entrance sign (masonry repair)- 2 quotes from fall
 - D&S Masonry: \$1670 to install block to support
 - Armstrong Masonry Repair: \$1975 to install rebar/internal supports
 - Work will begin soon (Armstrong, due to better quality repair)
 - Dredging the pond(s)- when the fountains are installed, the technicians will evaluate potential options
- Financial report
 - Account balances
 - \$167k checking
 - \$60k savings
 - Spending- no large projects (other than those detailed above) planned in the short term
 - Delinquent dues
 - Additional penalties are accruing, if your dues are outstanding, please make arrangements or payments as soon as possible
 - 4 households overdue with no arrangements made
 - 1 household on a payment plan
- Open board position
 - Mike Carlson was appointed to serve as interim board member until October election. Mike will not run for re-election so all the homeowners will have the



opportunity to run for the position and select the new board member. The board will advertise for nominations well before the meeting so anyone interested will have the opportunity to be on the ballot.

- Drainage issue
 - Minor changes were requested by Collin Walls (Springfield Twp Supervisor). Additional engineering is being performed, with the engineers sharing information to reduce costs
 - Final details are being negotiated between the HOA and the township with engineering support on behalf of both parties
 - Town requested that the existing 24" pipe @ PC Court is video scoped
 - Terry is working with contractors to obtain quotes this week
 - When plans are agreed (forecasting the next week or two), a meeting with the affected Pebble Creek Ct. residents will be set up to discuss details
- Special Thank-You to Jamie Bedenis for cleaning up the front island near the subdivision entrance
- Property modifications
 - Please remember to submit property modification requests when necessary (see bylaws for more details)
 - **Quick correction:** A previous email specified that property modification requests are required to cut down trees greater than 2" in diameter. This was an error- approval is required for trees greater than 3" in diameter at eye level.

Next board meeting tentatively scheduled for May 8th

