



Pebble Creek HOA Board of Directors Meeting

June 20, 2018 – 7:00 PM

Pete

Tanya

Mike

Joanne

Terry

Meeting Minutes

- Projects & Maintenance
  - NW Pond Fountain inoperative – Work scheduled for 6/27 weather permitting
    - A break or short in the underground electrical feed from the main panel box to the fountain controller
      - Option 1 is to replace the line (>\$4000)
      - Option 2 is to use a tracing tool to find the fault area and repair (~\$1000)
    - 4 electrical contractors contacted
      - 2 declined to quote (Oak Electric & HHH Electric)
      - Hutchinson Electric quoted replacement
      - Quality Electric recommended tracing and repair (option selected by the board, repair scheduled)
  - Front Entrance Sign – Complete
  - Ponds – accumulating some scum. Options to be investigated, especially for the south pond with the functional fountain. To be considered for next year's budget.
- Financial Report
  - Account Balances
    - Checking \$27,047.45
    - Savings \$167,529.54
  - Spending
    - \$93,000 so far this year, including \$31k toward road loan installment
    - \$62k spent of \$90k budget, ¾ of the fiscal year has passed.
  - Delinquent Dues
    - 2 outstanding
    - 1 on track to be paid by end of July
  - July Dues – Covers period of July 1<sup>st</sup> through December 31<sup>st</sup>
    - Due July 31<sup>st</sup>, notices to be mailed in the next few days
- President's Replacement Plan
  - Pete will be stepping down as president early in August
  - No decision on replacement at this time
  - HOA board is considering hiring a property management company to manage the day-to-day maintenance (facility management)
- Nomination procedure for October election slate to be detailed in the next few months.
- Summer Picnic- sending a final callout for a volunteer to lead the event, otherwise we will skip



- Neighborhood Vandalism
  - Someone took wooden stakes from along new planted grass along the roadway and broke them placing them in the form of a swastika on the driveway
    - Oakland Sheriff were notified
    - Occurred during the night of June 19th-20th
- Property Violations
  - Warning issued for metal bigfoot in front lawn (extremely visible to all road users)
    - Homeowner will be asked to at least re-locate statue to less prominent location
    - Failure to comply will result in formal notice and violation fees
- Pebble Creek Drainage Issue
  - Currently negotiating with Township and responsible homeowner
  - Board of Directors has decided to turn the matter over to the HOA lawyer, Greg Need to pursue resolution with the Cody attorney

