



Pebble Creek HOA Board of Directors

Meeting Minutes

July 25, 2018

Pete, Tanya, Joanne, Mike

- Projects and Maintenance
 - Fountains not working
 - Break or short in the underground electrical feed from main panel box to the fountain controller
 - Contractor used a tracing tool to find the fault area and repair (~\$700)
 - Saved ~\$3,000 by not replacing entire line
 - Faulty timer was replaced
 - Motor needs to be replaced (oil cooled recommended for longer life)- \$2750. Contractor offered to waive \$425 storage fee for the year if we proceed.
 - Board voted to replace the motor with long-life oil cooled motor
 - Recommendation to budget for motor replacement on other 2 ponds in the next few years
 - Pond cleaning- asking contractor to come out to weed-whip, clean up weeds in pond wall area, etc.
 - Commons Sprinkler repair
 - Controller fault
 - Well pump or well may be compromised
 - Relocated sprinkler system feed (now drawing from south pond)
 - May be future cost if relocated feed has issues
- Financial report
 - Account balances (as of 7/25/18) – on track for the year
 - \$167,529.54 in Savings
 - \$45,685.06 in Checking (including ~40 homeowners summer dues)
 - Spending- on track for the year
 - Delinquent dues- all but 1 household is current through June 30th or on payment plan
 - July dues, covering July 1st thru December 31st are due on **July 31st**
- Pebble Creek Drainage Issue
 - Greg Need (HOA legal counsel) negotiation on the acceptable solution and assignment of costs. Next meeting between attorneys scheduled for Friday
 - Attempting to reach an agreement in lieu of pursuing legal action to recover costs and protect the interests of the HOA
- President's replacement plan
 - Pete will be stepping down as temporary president in August
 - Replacement TBD
- 2018 Annual Meeting
 - Board member election: 2 positions up for election, contact a board member or pebblecreekmich@gmail.com to nominate by September 1st. Ballots/meeting notice to be sent mid to late September
 - October 23rd at Springfield Oaks Conference Center Electronic notice coming soon, paper notices/ballots to be mailed as date approaches

Any volunteers for Commons Areas, decorating or social committees, please contact a board member or pebblecreekmich@gmail.com