



Pebble Creek HOA Board of Directors Meeting

August 28, 2018 – 6:00 PM

Pete

Tanya

Mike

Joanne

Terry

Greg Need

Tentative Agenda

- Pebble Creek Drainage Issue
 - Township Directive- township has given a deadline to fix the issue or the township will step in and fix the problem, billing the association. The latest homeowner proposal was rejected
 - Three potential options explored with Greg Need's advice
 - Let the township do the work and charge the HOA or assess residents for 125% of the cost (deemed not in the best interests of the majority of residents)
 - HOA assesses Lot #67 owners the cost to complete project and fronts the initial bill from HOA reserves (~\$75k). Lien will be placed on the property
 - Removing the drain pipe ~\$25k (not a viable option due to legal issues/township approval)
 - Board of Directors voted in favor of option 2. HOA will hire the contractor, oversee the project, and charge Lot # 67 owners for the cost of the project as approved by the township
 - HOA dues will not be affected as funding will temporarily come from reserves
 - Terry Rusnell will remain as the project manager
 - Contractor Quote and Contract
 - Webster- \$85k
 - Beardslee- \$62,500 + \$8k sprinkler repair allowance
 - Board authorized Terry to negotiate final contract with Beardslee
 - Contract to be in place by Sep 15th to satisfy township requirements
 - Restoration
 - All restoration except Lot #68 trees is included in the township approved plans
 - Authorized Terry to work with the Lot #68 Owners regarding the issue of the trees
 - Easement
 - Easements and agreements to be modified and filed before work starts (release of Lot #54 and Lot #68 liability) per request
 - Condominium Exhibit B drawing will not be recorded before work is done. HOA will pursue the updates (not required) but not likely to be completed before work begins (needs 2/3rds vote which would not be feasible before township deadline)
 - Legal Alternatives and Info
 - Greg Need is the Springfield Twp attorney, made sure board and Twp was aware and gave an option for HOA to seek alternate representation
 - Board voted to sign agreement that Greg's involvement is not a conflict of interest since the HOA and the township are not on opposite sides of any disagreement



- Projects & Maintenance
 - Pond Fountains
 - Pond fountains have been repaired, as of right now, all 3 are working
 - Other two older pumps are anticipated to fail soon-board anticipates ordering 2 new pumps in early spring so they can be installed on-time in spring. \$2700 each, fountain company has agreed to waive light storage fee (\$1000) if we order 2 new pumps.
 - Board agreed to budget for 2 new fountains next fiscal year
 - Ponds cleaning
 - Investigating what it would take to clean up ponds
- Financial Report
 - Account Balances ~\$235k in the bank
 - Checking \$167,592.18
 - Savings \$67,084.88
 - Spending
 - Budget spending on track, FY ends end of September
 - Joanne will send fiscal year end info to the accountant for review
 - July Dues – Covers period of July 1st through December 31st
 - Delinquent Dues- 2 households overdue, 1 additional on payment plan
- President's Replacement Plan
 - Pete will remain on as president until annual meeting
- 2018 Annual Meeting
 - Board Member election
 - **Nominations need to be received by September 25th to be placed on the ballot.**
 - Just contact a board member
 - Ballots to be mailed by October 1st
 - Write in candidate may be made on the ballot
 - Annual Meeting
 - Date- October 23rd 7pm-9pm
 - Location- Springfield Oaks Community Room on Andersonville Road
 - A written notice will be mailed to each homeowner of record
- Other Business
 - Landscaping/trimming concerns are being addressed in the common areas
 - Reminder that common areas, including roads, are not to be spray painted except for utility marking with temporary paint by Mich-DIG
- Next board meeting scheduled for Sep 25th