



Pebble Creek HOA Board of Directors Meeting

September 25th– 7:00 PM

Pete

Tanya

Mike

Joanne

Terry

Projects & Commons

- Sprinklers
 - Wilcox sprinkler service will be used to blow out the lines and perform spring maintenance if required
 - Will also blow out the water falls
- Pond Fountains
 - Fountains have been removed for the season
- Fall Clean Up
 - Tanya is going to follow up with the landscape service to determine when they're going to perform the work
- Tree Trimming
 - Completed in the last week or so
- Road Inspection and Crack Sealing
 - Pete to call A&N for road patches, crack sealing, etc
- Snowplowing
 - Board voted to re-hire last year's contractor (A&N)
- Christmas Decorations
 - Half the cost has been paid, remaining ½ when decorations are hung up
- Halloween Trick-or-treat Wednesday, October 31st from 6pm-8pm
- Stop sign damaged on Boulder Ct, to be repaired
- Several complaints of dog waste being left in the common areas. Please carry dog waste bags and take deposits back to your trash can please

Financial

- ~\$196,000 balance in the accounts
- Outstanding Dues
 - 2 households outstanding, 1 on payment plan
- Fiscal Year Summary
 - Audit Review-Joanne will be contacting the auditors this week
- 2019 Budget
 - Pete will be pulling the data together to share at the annual meeting
- 2019 Projects
 - New fountain pumps to be ordered Feb/March to be installed next year (\$2700 each x2)
 - Well pump/well repair
 - Lawn care budget increase?
 - 2019 budget to be presented at annual meeting



Annual Meeting

- Agenda
- Location – Springfield Oaks (7pm) on Andersonville Rd (site of the annual county fair)
- Notice by October 1st
 - Letter/Formal notice
 - Ballot
 - Voter Designation Form

Nomination of Board Members

- Nominee with most votes receives the 2-year term
- Nominee with the 2nd most votes receives the 1-year term
- Nominees
 - Theresa Adriaens
 - Paul Case
 - Dan Ledbetter

Pebble Creek Ct. Drainage

- Board voted to proceed with Webster Excavating since other contractor retracted the proposal
- Pre-Construction Meeting with Township Engineer
 - Terry and Pete represented the board at the meeting with the township and discussed details such as inspection, insurance, etc.
- Construction Plan
 - Terry to Manage
 - Staging of equipment will not take place until 1-2 days before work begins
 - Start 2-3 weeks from now depending on structure availability
 - 1 week for excavation and installation
 - Driveway approach replacement (Federal Paving)
 - 1 week for restoration (sod, sprinklers, etc)- (Summers Irrigation)

Property Modification Request

- Add garage to Lot # 97- Board tentatively approved concept direction. Will review agreements and take vote at next meeting. Would be contingent on proper permits, easements, engineering studies, etc.

Next Board Meeting Tuesday Oct 16th 7pm