



HOA Annual Meeting
October 23, 2018
Springfield Oaks County Park
Davisburg, MI

Call to Order – Pete Buczek

In attendance- Pete Buczek- President, Tanya Carson- Board Member (resigned 10/23), Terry Rusnell – Vice President, Joanne Blazevic – Treasurer, Mike Carlson – Interim Board Member/Secretary

Quorum was established, with 48 households total, 34 by proxy

General Remarks –

- Road Rehab Completion
 - Minor cracks and hole repair scheduled to be complete by November 1st weather permitting
- Road Rehab Loan
 - All loan security requirements are in place
 - All payments are on time
 - Final homeowners' payment scheduled for Summer, 2020
- Sprinkler System
 - Possible well problem to be re-evaluated in the Spring
 - Currently pulling water from South Pond
 - System and water falls shut down and winterized
- Traffic Control
 - Continued concerns on speeding and stopping at Stop Signs
- Ponds
 - 1 Fountain replaced
 - 2 fountains have had excessive repairs
 - Plan to replace 2 fountains in the spring with 3-year warranty
 - All fountains were original to the sub over 20 years ago
 - Consider dredging the ponds in the near future
- Maintained common areas
 - Fall cleanup to be completed in November including Boulder Pass common areas
 - Removed dead trees and shrubs (continuing)
 - Replaced faulty module on gate safety circuit
 - Winter gates schedule: Open 5:00 AM & Close 7:30 PM
- Security
 - Report suspicious activity to Oakland County Sheriff

- Halloween
 - Wednesday, October 31st
 - 6:00 pm to 8:00 PM
- Communications
 - Website as main informational source server connection resolved
 - HOA Secretary Email List
 - Publish board minutes (approximately 10 meetings per year)
 - Social Email List (send an email to pebblecreekmich@gmail.com to be added)
 - Mailbox stations notices must be approved by Board
 - Sandwich board for important reminders

Financial Report -

- Awaiting Accountant Review
- Dues
 - 2 Delinquent homeowners
 - 2019 Dues Estimate
 - \$800 for regular dues, \$700 additional for road rehab loan for those not pre-paid
 - Payable in two equal payments by January 31st & July 31st

Planned Projects –

- Continue to use contractor to put up holiday decorations
- Snowplowing
 - A&N contract hold price for plowing
 - Salt to continue to be billed at cost
 - Continue to require multiple passes when 2" fall starting at 6 AM
 - Keep Boulder Pass emergency pass cleared
 - Minimize salt application – Focus on hills, cul-de-sacs, mailboxes and intersections

Need for Volunteers –

- Needed to replace the efforts of Tanya Carson
 - weeding common areas
 - planting flowers at entrance
 - maintaining pots at entrance
 - tree and shrub trimming and removal
 - manage cleaning of all pond walls and creek growth
 - manage mulch contractors for common areas
 - manage maintenance of fountains and storage
 - lawn care - get quotes, manage service spring and fall clean ups
- all seasonal decor, including contractor for holiday decor set up and tear down
- welcome baskets and by-law books for new residents
- maintenance of all signage, including vandalized signs
- manage contractors for gate painting
- maintenance of cul-de-sac trees, shrubs and mulch
- manage meeting locations and set up



Election of Board of Directors –

- 48 households submitted ballots, 34 by proxy
- 2 year term won by Dan Ledbetter, 43 votes
- 1 year term won by Paul Case, 35 votes
- Other candidates: Theresa Adriaens – 10 votes, Wayne Wong – 1 vote

Pebble Creek Ct. Drainage –

- Several design proposals reviewed with Springfield Township
- Final design approved by Township
 - Extend new pipe to main drain
 - Connect directional changes with manhole with low profile surface drains
 - Enlarge driveway culverts
 - Restoration of residents disrupted property
 - 14 contractors contacted – 2 quotes received – 1 backed out
 - Selected contractor approved by Township
 - Intent to hold Lot # 67 owner responsible
- Project scheduled to be complete by early November
 - Project on hold due to mis-location of utility lines
 - Meeting with Engineer on October 25th
- Failure to meet Township requirements
 - Will result in Township takeover of project
 - Assess all homeowners cost plus 25% administration fee

General Discussion –

- Several residents expressed concern with the proposal approved by the township and encouraged the board to seek other options, including removal of the drain pipe installed by Lot 67 homeowners
- Terry will continue to press for better solutions in negotiations with Township/Engineering firms/Contractors
- Terry will send a brief note based on the engineering meeting
- Request was made to install a flag pole at the sub entrance- board will try to get this in the budget
- Landscape contracting process was discussed, as well as property modification approval process- please email pebblecreekmich@gmail.com with questions, or if you have a contractor recommendation for the subdivision
- Street parking rules to be revisited- several residents expressed concern with long-term parking on the street