



Pebble Creek HOA Board of Directors Meeting

November 6, 2018 7:00 PM

Pete, Tanya, Paul Joanne, Terry, Mike, Dan

- Organization of the Board
 - Liability – Act in Good Faith, board and officers are insured/bonded as long as they are acting in good faith
 - Appoint Officers (appointments effective immediately)
 - Mike Carlson was re-appointed as secretary
 - Joanne was re-appointed as treasurer
 - Dan was appointed as President
 - Terry was re-appointed as Vice President
 - Meeting Protocol
 - Typically 1 time/mo, around 10x per year
 - Bank Signatures -new board members will be given signing authority @ bank
 - Expenditure Approvals
 - Property Modification Requests- board reviews these for trees, landscaping, windows, etc by email
 - Communications and task assignments
- Commons Maintenance
 - Front commons, Boulder Pass commons areas, cul-de-sacs
 - Snowplowing- contract in place, see prior month meeting minutes
 - Road Crack Filling- done
 - Holiday Decorations- decorations are ordered, half-payment made
 - Fall Clean Up will be performed by this year's landscaping crew
- Financial Report
 - Outstanding Dues- 2 outstanding. Friendly reminders sent, fees to be assessed
 - Current Account Balances ~\$178k
 - 2018 Audit- Accountant is preparing reports and will provide when he returns from vacation
 - 2019 Budget
 - January Dues- \$400 due +\$350 for road payment if applicable. Due Jan 31. Invoices to be mailed as date approaches
- Property Modifications
 - Lot #11 – Replace Deck with Sunroom- Board provided document with stipulations, no response received
 - Lot #15 – Roof Replacement, Approved by board
- Parking on roads
 - Frequent overnight, extended parking is becoming a problem (visibility, accidents, snow plowing)
 - Please try to utilize driveways/garages as much as possible



- Pebble Creek Ct – Lot #67 Drainage Issue
 - Meeting minutes redacted due to potential litigation and ongoing negotiation
 - Terry, Pete, and the Board are actively pursuing alternatives to the \$85k-\$100k proposal
- Are there any volunteers to snowblow or plow off the sidewalk leading to the front for the kids?

