

Pebble Creek Condominium

Home Owners Association Board
Minutes of August 1, 2018 Meeting

In Attendance:

Lori	President
Charles	Secretary
Eric	Key Properties representative
Paula	Resident/New Board Member

Call to Order 1732

Establish Quorum: Lori. Charlie present. Lori moved to add Paula Harris to Board Member, Charlie 2nd, Approved.

Resident Concerns:

Financial:

- i. Delinquency: Two owners remaining delinquent - 1502 #4 sent to collections
- ii. Operating: \$10, 597
- iii. Reserve: \$32,085

Maintenance:

- i. Walk through notes - Prioritize list Roll to SEP
- ii. Downspout north covered parking area – Add to list
- iii. Stairs between 1410 and 1414 – ADA issue – Add to list
- iv. Parking signage/permits - Coming
- v. Dumpster Fencing Bids: For All 3
 1. 6' Cyclone Privacy Fencing \$8,700
 2. With Roof \$10,500
 3. Fully Enclosed \$23,000Inquire about 8 foot Fencing – Approve if under \$9,500.00; Lori motioned, Charlie 2nd - approved
- vi. Letter Sent to Forest Creek for 1506 #4 intruding on premises dumpsters - Done
- vii. Minutes from last several meetings not posted – Fixed and Posted
- viii. CC&Rs to be obtained from Adna - Website
- ix. 1512 #4 called Valleyscapes without approval/Adna will send letter – Unknown – Eric follow up
- x. Adna to create timeline for job completion - Unknown
- xi. Striping for parking lots - Done
- xii. 1412 #4 Crawl space/vent issues to be looked at – Priority
- xiii. 1414 #4 Abandoned motorcycle/Bill sent to owner – To Adna
- xiv. Clean up day August 25 - Success
- xv. Newsletter – Eric to follow up
- xvi. 16th Ave Fencing – Done

xvii. Outside spigots 1410 #4, 1512 #4, 1504 #4

Pet Offenders:

Violations:

- i. 1502 #3 Attaching brackets to outside siding of BDR #2 – Adna sent fine

Discussion Items:

Meeting Adjournment **Motion – Lori; Second – Paula.** Meeting adjourned 1823