

## Pebble Creek Condominium

Home Owners Association Board  
Minutes of June 1, 2017 Meeting

### In Attendance:

Lori	President
Chris	Vice-president
Charles	Secretary
Eric	Key Properties representative

Call to Order

Establish Quorum

Approval of February and March 2017 Board Minutes

Financial: Two owners delinquent  
Operating - \$3,335  
Reserve - \$51,413

Reserve Study: Discussed  
Gutters are a concern  
Board to discuss five-year plan

Maps: White / Tan  
\$188  
Draft coming

Pest Control: Bugaboo - \$425 per quarter  
**Approve Bugaboo for two quarters**  
Motion – Lori  
Second – Chris

**Motion carries**

Pet Offenders: 1406 #4 – sent two notices  
1408 #3 – New dog  
Lori will walk rules over  
Eric will send out updated copy of new rules

Fireplaces: Vendor backed out  
Vendors must have access to homes  
Set up two dates – If owner can't be available, they  
will be responsible for inspection.

Car Towing: All board members are authorized  
See Lori for stickers

Insurance: Time for renewal  
Auto-renewal – beginning 3<sup>rd</sup> year

Roof Leaks: Two units – both corrected  
1408 #1 – sheet rock will be repaired soon

Discussion Items: 1500 #1 – Boarded up window  
Window frame damaged  
Heidi suggested that the Board fix the window, notify owner, bill owner, and place lien if not paid

7303 – Deck is being worked

1408 #3 – Out of code handrail

5 popsicle lights replaced – report number when they go out

Lu Hikela – 1502 #4 – Information from Newsletter

Pictures for Newsletter

### **Meeting Adjourned**

Motion – Lori  
Second – Chris