

Pebble Creek Condominium

Home Owners Association Board

Minutes of July 11, 2018 Meeting

In Attendance:

Lori	President
Charles	Secretary
Eric	Key Properties representative
Steve	Key Properties representative
Linda	Resident
Logan	Resident
Mike	Resident
Deborah	Resident
Paula	Resident
Brett	Resident

Call to Order 1735

Establish Quorum

Resident Concerns

- Camera for individual Units
- Keycards or Deadbolts
- Establish Bicycle Storage Area
- Carport Roof and Gutter Issues
- Outside Power Outlets – Owner is Responsible
- Minutes From Last Several Meetings Not Posted
- CC&Rs To Be Obtained From Adna
- Doors and Siding Not Painted
- Siding Not Finished
- Email Notices For Not Finished Work
- 1500 #1 Cat Caught
- 1512 #4 Called Valleyscapes Without Approval/Adna Will Send Letter
- White Fencing along 16th Ave/72nd St to be finished AUG/SEP
- Adna To Create Timeline For Job Completion

Executive Session Established 1954

Financial:

- Delinquency: Two owners remaining delinquent
- Operating: \$8,698
- Reserve: \$35,337

Maintenance:

- i. Walk through notes: Steve to attend meeting, but was not able to share prioritized list
- ii. Downspout on North Carport
- iii. Stairs between 1410 and 1414 – ADA/Liability issues
- iv. Dumpster Fencing Bids: For All 3, 6' Cyclone Privacy Fencing, 1) \$8,700, 2) With Roof \$10,500 3) Fully Enclosed \$23,000
- v. Letter Sent to Forest Creek for 1506 #4 intruding on premises dumpsters
- vi. Fence on corner of 16th Ave and 72nd St to be replaced in August/September
- vii. Parking Signage and Striping for North Parking Lot
- viii. Parking Permits for Residents looked at
- ix. 1412 #4 Crawl Space/Vent Issues to be looked at

Pet Offenders:

Violations:

- i. 1414 #4: Abandoned Motorcycle/Bill Sent to Owner

Discussion Items:

- i. Linda 1512 #1 is to organize August 25 clean-up day
- ii. Newsletter – check with Adna
- iii. List for Cleanup day

Meeting Adjournment **Motion – Lori; Second – Charlie.** Meeting adjourned 1911