

Pebble Creek Condominium

Home Owners Association Board

Minutes of June 13, 2019 Meeting

In Attendance:

Jim	Board Member
Charles	Board Member
Matthew	Board Member
Adna	Key Properties representative

Call to Order 1703

Establish Quorum: Jim, Charlie, & Matthew present.

Approve Board Meeting Minutes

May 2019 Jim motioned/Matthew 2nd, approved

Residents In Attendance/Concerns: Linda Ford/Ivy Issues And Lanscaping

Financial:

- a) Delinquency: 7 owners delinquent
- b) Operating: \$14,109
- c) Reserve: \$26,031
- d) Jim motion to approve Financial Statement, Matthew 2nd, approved

Maintenance:

- a) Discuss action list; Google drive - Charlie to share
- b) Dumpster door and locks – Charlie motion to accept Pacific Fencing bid, Jim 2nd approved; Approx. 13 weeks out for scheduling
- c) Unit plumbing shut off – Steve to look at valves
- d) Electrical panels – Send notifications to owners/residents concerning safety issues
- e) Landscaping – Bid for 1512 not received; Charlie to call about that and Ivy
- f) Debris around 1414 and 1408 – Adna to follow up
- g) No Soliciting Signs – 3 signs to be put by complex maps and owners may put up a 2'X5" sign at residence
- h) Setting upcoming meeting dates/posting on Community Boards – 11 JUL; 1 AUG; 5 SEP; 3 OCT; 7 NOV
- i) Fence Replacements/Removal – 7306 Adna to call Forest Creek; 7306, 1414 & 1502 Remove; Pool area to be discussed
- j) Popsicle Light replacement plan

Pet Offenders: 1406 #4 Kirby

Violations: Lawnmower in SE Dumpster area; 1500 #1 Dumping in SW Dumpster area; 1512 #4 Planter Box

Discussion Items:

Newsletter for publication

Update towing list with Chappelle

Executive Session / Meeting Adjournment **Motion – Charlie; Second – Jim.** Executive Session commenced
1749

Adjournment: Motion – Jim; Matthew 2nd Meeting Adjourned 1812