

Pebble Creek Condominium

Home Owners Association Board
Minutes of August 1, 2019 Meeting

In Attendance:

Jim	Board Member
Charles	Board Member – via phone
Matthew	Board Member
Adna	Key Properties representative
Hailey	Key Property Services Inc, Rep

Call to Order 17:01

Establish Quorum: Jim & Matthew present, Charlie phoned in

Approve Board Meeting Minutes

May 2019 Jim motioned/Matthew 2nd, approved

Residents In Attendance/Concerns: Debra Robel, Linda Ford/Ivy Issues And Landscaping
Potential owner Cedar

Financial:

- a) Delinquency: 7 owners delinquent, 2 in collections
- b) Operating: \$5482.60
- c) Reserve: \$37697.78
- d) Jim motion to approve Financial Statement, Matthew 2nd, approved

Maintenance:

- a) Discuss action list;
 - a. Landscaping – Adna has been working with landscaper on issues around the community and lack of attention. They've been given a chance to step up and get everything done, then they'll be asked to leave if no improvement is made. July bill is to be adjusted accordingly for the work.
 - b. 1504 window trim needs to be addressed, there is a work order in the system for KPS maintenance to get out and take care of it.
 - c. Dumpster areas continue to be an issue; needs cleaning, sweeping and pressure washing
 - d. Fence between 7306 by Forest Creek is damaged, Adna to contact Forest Creek and seek for split of expense between the association.
 - e. 1408-3 needs to have their doors painted.
- b) Review Reserve Study and Plan for next year - Board will hold a work session to be able to sit down and discuss all aspects of reserve study and its recommendations
- c) Association is in a difficult position and must come up with a plan to address the roofing and siding issue. In recent months, Insurance for the Association has been strict about the need for roof replacement. The Board is not sure what the most appropriate or best way to address the situation is but is aware that the roofs must be a priority to take care

of and money needs to be properly allocated to fund the project. Per insurance recommendation, the trees must all be trimmed back with 2-4' clearance, roof inspection must be done, and plan to replace the roofs must be put in place. Adna brought a few suggestions which included possibility of small assessment and borrowing of funds or borrowing of funds only. Board will conduct a work session to discuss reserve study and options for funding in more detail.

- d) Tree discussion – Cascade Tree Works provided a bid for the tree removal and trimming. The board received it via email. Insurance requires all trees to be cleared so siding and roofing is not affected.
Jim motioned to approve the Cascade Tree Works bid for trimming and removal, Mathew 2nd, Approved.
- e) Dumpster door and locks –Pacific Fencing bid approved, it will be approx. 13 weeks out for scheduling
- f) Upcoming meeting dates/posting on Community Boards – 11 JUL; 1 AUG; 5 SEP; 3 OCT; 7 NOV

Violations: cat burial in the common area needs to be addressed immediately due to safety and hazards

Adjournment: Motion – Jim; Matthew 2nd Meeting Adjourned 17:58