

Pebble Creek Condominium

Home Owners Association Board
Minutes of September 5, 2019 Meeting

In Attendance:

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

Call to Order 1701

Establish Quorum: Jim, Charlie, & Matthew present.

Approve Board Meeting Minutes

August 2019 Jim motioned/Charlie 2nd, approved with amendments

Residents In Attendance/Concerns: Linda Ford and Cedar Songbird

Landscaping Bid for 1512 #1 Matthew motion to approve; Jim 2nd. Approved; 1512 #3 Have Key Properties inspect siding

Financial:

- a) Delinquency: 5 owners delinquent
- b) Operating: \$10,109
- c) Reserve: \$37,099
- d) Charlie motion to approve Financial Statement, Jim 2nd, approved

Maintenance:

- a) Discuss action list
- b) Develop Roof Plan – Have inspection; Review Reserve Study; Discuss next meeting
- c) Tree issues
- d) Insurance

Pet Offenders:

Violations

Discussion Items: Vial Fotheringham Billable hours – Due to changes in Law fines in collections are billable hours; dues and fees are owner billed

Jim motioned to accept Cedar Songbird to the Board; Charlie 2nd Approved, motion carried

Matthew resigned from the board; Charlie motioned to accept; Jim 2nd Approved, motion carried

Executive Session / Meeting Adjournment **Motion – Jim; Second – Charles 2nd**

Adjournment: Motion – Jim; Charlie 2nd Meeting Adjourned 1750