

Pebble Creek HOA Meeting

Thursday, February 13, 2020 * 5:00 p.m. * KPS office

AGENDA

- A. Call to Order - 5:09 PM
- B. Establish Quorum
Charlie, Cedar, and Jim.
Adna Trnjanin and Hailey Jones, KPS management
- C. Approve board meeting minutes
Charlie motioned to approve December 26, 2019 meeting minutes
Second: Cedar
All in favor, motion carried
- D. Resident in attendance/concerns
No owner was present.
- E. Financial
 - i. Operating - \$10730.07
 - ii. Reserve - \$52442
 - iii. Delinquency - 2 accounts are in collections, 2 are past due; 1 in a payment plan, 1 in a dispute to discuss during executive sessionJason motioned to approved financial report
Second: Charlie
All in favor, motion carried.
- F. Business
 - a. Roof Discussion
 - 1. Gutter redesign needs to be considered during the reroofing because the current system is not effective and causes major issues. It should be included in the RFP so contractors can offer design suggestions.
Vents will need to be in compliance with current building code. Steve and KPS maintenance is to conduct inspection of two units (upper and lower) to determine current venting situation.
 - 2. RFP Board has instructed Adna to write the RFP draft and send to the board for review and approval
 - 3. Loan – NW Bank has preapproved the HOA for a loan. In order to proceed HOA needs a contractor picked out with an estimate of work to be done, and date of project to begin. This section is at a stand still until this information is provided.
 - 4. Schedule – Adna asked the Board to set a tentative schedule for the roofing project and it is as followed:
March 1 – RFP sent to all roofing contractors
March 20th – RFP's due back to Key
March 30/31 – Board and KPS to conduct interviews of top 3 contractors selected
April 1 – award notice to contractor that's selected

Project start date will vary based on contractor
Completion date is anticipated by Labor Day – if not sooner.

5. Project Management - Adna to send project management contract to the Board of Directors for consideration.

G. Executive Session – 6:10pm

- i. Fine assessment-

- ii. Towing-

Adjourn executive session 6:28pm

H. Adjournment

Jim motioned to adjourn the meeting at 6:28pm

Second: Charlie

All in favor, motioned passed.