

Pebble Creek HOA Meeting

Monday, March 15th, 2021 * 5:00 p.m. * Virtual

AGENDA

- A. Call to Order 5:09 pm
- B. Establish Quorum Jim Gaiser, Ashley Sindeclar, Cedar Songbird and Stefanie lane
Adna Trnjanin KPA, Julie Standard KPS
- C. Approve board meeting minutes October 5, 2020
Motion to approve: Jim
Second: Ash
Motion carries
- D. Financial
 - i. Operating - \$219,115.21
 - ii. Reserve - \$84,137.10
 - iii. Delinquency - 2 owners in collections, 1 is in payment \$17,561.98

Discussed that ERS has billed about \$157,214.27, there is \$198,892 of the loan remaining.

Motion to approve: Jim
Second: Ash
All in favor, motion carries.

E. Business

- i. Roof update
Punch list items are complete, project is completed as of today per Jorge.
Still waiting for invoice from ERS to know exactly what was spent or what was

What would cost to put posts to prevent hitting the roof, only need 3 so it shouldn't be too bad.

Brian's garage has water coming in, that's the end garage closest to Forest Creek. The garage closest to the trash enclosure. Check with maintenance.

The board does not need a final construction meeting.

Suggestion/recommendation that board consider adding downspouts to long stretches of gutter to help alleviate the issues. Board will review around community to get a better understanding.
- ii. Board member roles
Jim is President
Stefanie volunteers to be secretary
Ash volunteers to hold treasurer
Cedar is Vice President

iii. 2021 budget

Board discussed removing the fines and fees since it's not guaranteed income
Discussed roof and gutter cleaning: one time year in late fall this year, then an agreement for 2x/yr in 2022 - Spring and late Fall.

Board discussed loan payment and estimating total need for the year to cover principal and interest. Per terms from bank, monthly payment will be \$2500, around 30k a year.

Board discussed power washing and painting siding rather than jumping straight to replacement but there is a lot of rotted siding on buildings so power washing and painting wouldn't be the best idea.

Board would like KPS/Steve to assess current siding situation. Reserve study recommends that siding be replaced in 2026 however, the longer you wait the worst it would be for the condition of siding.

Cedar motions to approve the 2021 budget as updated and presented to the board

Second: Stefanie

All in favor, motion carries.

iv. Annual Meeting Plan – virtual meeting

Board concerned about owners not having ability to participate virtually or via phone.
Don't have ability to access the meeting.

*Ask owners to reach out if they don't have access to virtual meeting due to economic concerns, how we can assist them.

Annual Meeting – April 14th at 6pm, Wednesday

F. Adjournment

Cedar motion to adjourn at 7:02pm

Second: Stefani

All in favor, motion carries.