

**Pebble Creek Condominiums
Meeting of the Board of Directors
February 6, 2019**

Meeting of the Board of Directors of Pebble Creek Condos held at the Key Property Services Conference Room, Vancouver WA

PRESENT: Jim Gaiser
Charles Viollett

Management rep; Adna Trnjanin, Key Property Services, Inc.
Lena Alsteen, Key Property Services, Inc.

Call to Order: 5:30 pm

Quorum: 2 of 2

MEETING MINUTES

Meeting minutes were not finalized, both January and February meeting minutes will be provided at the next meeting

REPORTS

Financial Report

Delinquency report reflects 10 homeowners delinquent: one is in collections, two in repayment

Op. Budget \$8783.70
Reserve Bal:\$8531.08

Motion to Approve: Charlie
Second: Jim
All in favor, motion passed.

OLD BUSINESS

1. Dumpster Locks – Adna is working on gathering information, will send email to the Board once the contractor provides details. Discussion regarding financial plausibility of the locks and if it makes sense to install locks on pedestrian door when Waste Connections gate isn't full proof.
2. Landscaping is set every Wednesday. Landscaper forgot a bag on site and plans to return. Landscaper noted that too much pet waste on site to properly provide landscaping service. Adna will need to send a note to all owners/residents.
3. Gutter cleaning and moss treatment – 1412#3 has leftovers from the roof cleaning left on them
4. Lights on the shed are done and installed
5. Parking curbs – ordered and will be installed upon arrival
6. Solar lights on 1404 is not working, it was installed by someone but it looks out of place

NEW BUSINESS

Annual meeting: Hazel Dell Lanes is \$50 and has availability. Charlie will check it out to see if the room is big enough and if the space is quiet to conduct annual meeting. If not, Quality Inn is the next option at \$170.

2019 budget was reviewed by the Board previously

Charlie motioned to approve the 2019 budget

Second: Jim

All in favor, motion passed

Adna and Lena will work on the newsletter.

Next Board meeting March 13th

Motion to adjourn Board meeting: Jim

Second: Charlie

All in favor, motion passed

Meeting adjourned 6:40pm

DRAFT