

PEBBLE CREEK PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
6pm, October 7, 2024

ATTENDANCE:

Board Members: Present: John Roberts, Rechad Zafar, Holly Scholl and Kent Gouldin
Community Group: Kim Holmstrom, Account Manager
Site Staff: Jennifer Rice
Homeowners: 9 homeowners

- I. Welcome and Call to order at 6:00 p.m.
- II. There was a quorum of board members to hold the meeting.
- III. There were no additions, deletions, or changes to the agenda. The Board approved the agenda with a motion made by Holly and a second by Kent.
- IV. Board meeting minutes from the August 4, 2024 meeting were approved with a motion made by Holly and a second by John.
- V. Adjournment time was set for 6:30 p.m.
- VI. REPORTS:
 - A. President's Report – 2024 pool season with the new management company was a success. Playground upgrades are finished and look great. Halloween event needs volunteers – management to email out info on the event and a request for help.
 - B. Treasurer's Report – Audit is awaiting signatures. Can all active contacts be placed on a shared drive for the board's access. The Forbight account will be closed at maturity. Open the next CD at the highest interest rate
 - C. Site Manager Report – No report submitted at this time.
 - D. Management Report – Audit is almost 99% complete and will be wrapped up before year end.
 - E. Architectural Review Committee (Stephen Evanko, Chair) – No report submitted at this time.
 - F. Social Committee (Sheila Robertson, Chair) – No report submitted at this time.
 - G. MEMBER VOICE – It was asked who is responsible for maintaining Corporate Transparency Act compliance (can be board members individually or management company); does the HOA/Board audit the management company; could we look into a splash pad at the pool; what prompted the swim at your own risk/no lifeguard on duty signs this year; can we get new “no bike, etc.” signs on the veranda; can we touch up the bike rack area; is there a set schedule for compliance inspections.
- VII. UNFINISHED BUSINESS – none
 - A. Ratify Votes on Actions without a Meeting – A motion was made by Holly and a second by Rechad.

RATIFIED ACTIONS WITHOUT A MEETING

- Approval was given to remove the pea gravel at the clubhouse playground and replace with certified playground mulch.
 - Approval was given to replace the timber border at the Greystone Creek playground.
 - Approval was given to reinstate the Welcome Committee with Shad Gilley as chair for 2025.
 - Approval was given to replace the old white vinyl fencing at the Greystone Creek playground and the Creighton Road entrance. This now completes all white vinyl fencing replacement.
 - Approval was given to sign a 3-year contract with Coastline Aquatics as our pool management company for 2025-2027.
- VIII. NEW BUSINESS – As a follow up to the discussion in the August meeting the Board reviewed the Corporate Transparency Act – board members need to sign up before January 1, 2025 and the proposed Management Fees Amendment.
 - IX. EXECUTIVE SESSION – Executive session began at 6:50pm. Homeowners did not attend. Executive session ended at 7:35. Kent Gouldin made a motion to not approve the contract amendment as presented by Associa Community Group. The motion was seconded by John Roberts unanimously approved. Kent Gouldin made a motion to cancel Associa Community Group's contract at the end of 2024. The motion was seconded by Holly Scholl. John Roberts abstained stating a conflict of interest.
 - X. NEXT MEETING DATE – TBD
 - XI. ADJOURNMENT – The Board adjourned at 7:35pm after a motion was made by John and a second by Kent.