

PEBBLE CREEK PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
6:00pm, May 20, 2024

ATTENDANCE:

Board Members: Present: John Roberts, Richard Andersen, Rechad Zafar, Holly Scholl  
Community Group: Kim Holmstrom, Account Manager  
Site Staff: Jennifer Rice  
Homeowners: 5 homeowners

- I. Welcome and Call to order at 6:01 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 Richard and a second by Rechad.
- IV. Board meeting minutes from the February 19, 2024 meeting were approved with a motion made by Richard and a second by Rechad.
- V. Adjournment time was set for 6:30 p.m.
- VI. REPORTS:
  - A. President's Report – Playground upgrades are still ongoing and the pool opens this weekend.
  - B. Treasurer's Report – Recommends cashed out \$150k rollover CD be put with assigned bank for 9 months. A motion was made by John with a second by Richard to approve.
  - C. Site Manager Report – Playground upgrades continue with new equipment coming in August and a new picnic table recently installed. A motion was made by John with a second by Shari to approve a picnic table for Greystone Creek playground. Was also asked to get a quote to replace timber border at Greystone Creek playground.
  - D. Management Report – Audit is almost completed and should be by next meeting date.
  - 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 if anyone has reached out about a private dog park for the community since someone posted about it on Facebook. Also was asked when compliance inspections will start (May 2024).
- VII. UNFINISHED BUSINESS – none
  - A. Ratify Votes on Actions without a Meeting – A motion was made by Richard and a second by Rechad.

**RATIFIED ACTIONS WITHOUT A MEETING**

- i. Approval was given to prohibit pool parties from booking on holiday weekends due to higher volume of attendance.
    - ii. Approval was given for Concrete Jack to make repairs to trip hazards on sidewalks in Phase I of the community.
- VIII. NEW BUSINESS – Clubhouse playground pea gravel is being removed and replaced with mulch in the next few weeks.
- IX. EXECUTIVE SESSION – none
- X. NEXT MEETING DATE – August 5, 2024
- XI. ADJOURNMENT – The Board adjourned at 6:25pm after a motion was made by John and a second by Janice.