

PEBBLE CREEK PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
August 25th, 2025 at 6:00 PM

ATTENDANCE:

Board Members: Present: John Roberts, Holly Scholl, Kent Gouldin, Marla Posey
Community Group: Sherry Morgan, Account Manager,
Site Staff: Megan DiRusso- Site Manager
Homeowners: 12 homeowners

- I. Welcome and Call to order at 6:02 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 John and a second by Holly. Motion passed unanimously.
- IV. Adjournment time was set for 6:30 p.m.
- V. REPORTS:
- VI. Treasurer's Report – Kent- The budget is on track, will be looking at the CDs to cover the cost of the large projects coming up in the community.
Management Report –
 - Homeowner Inspections have been completed. Second round of inspections will be in September.
 - Sidewalk Trip Hazards- Concrete Jack, WJ Wrap & JES are providing quotes
 - Pool Card Reader- Tabled- Board would like to discuss off the meeting.
 - Member Splash Fees moved from Village Bank to new PPB account
 - Homeowner Concerns- Fence separating Pebble Creek from properties outside of Pebble Creek- Amendment was signed in 2020 that makes the Homeowners share the responsibility of the fence and takes the responsibility away from the homeowners.
 - 2024 Audit completed in May 2025: Fraud form still outstanding.
- VII. Committee Reports-
 - Architectural Review Committee (Stephen Evanko, Chair) – No report submitted at this time.
 - Social Committee (Meghan Gouldin, Chair) –No report submitted at this time.
- VIII. MEMBER VOICE No Comments.
- IX. UNFINISHED BUSINESS –
 - Pool coping Stones
 - Pool tiles
 - Pool Resurfacing
 - Deck surface recaulking
 - Deck paving
 - Compliance committee members wanted- Notice needs to go out to homeowners
- X. NEW BUSINESS –
 - 12x18 Pavilion with two picnic tables
 - (7) potentially (6) additional homes added to the Pebble Creek POD
- XI. EXECUTIVE SESSION – Compliance Hearings- All Corrected.
- XII. NEXT MEETING DATE October 20th, 2025, at 6:00 PM
- XIII. ADJOURNMENT – The Board adjourned at 7:39 pm after a motion was made by John and second by Holly. Motion passed unanimously.