

PEBBLE CREEK PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
October 20th, 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: 10 homeowners

- I. Welcome and Call to order at 6:06 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 6:45 p.m.
- V. REPORTS:
- VI. Treasurer's Report – Kent- Below budget on pool and clubhouse rental fees. All and other areas are in good shape.
Management Report –
 - Fall Homeowner Inspections have commenced- letters are at a stage 2.
 - Sidewalk Trip Hazards- Hanover County made repairs.
 - 2024 Audit completed in May 2025: Fraud form still outstanding.
- VII. Committee Reports-
Compliance Committee-Welcome- Karen Meyers- No hearings scheduled at this time.
Architectural Review Committee (Stephen Evanko, Chair) – No report submitted at this time.
 - Social Committee (Meghan Gouldin, Chair) – Fall Fest October 26th, 2025, from 2-4:00 PM.
- VIII. MEMBER VOICE No Comments.
- IX. UNFINISHED BUSINESS –
 - (7) potentially (6) additional homes added to the Pebble Creek POD
 - 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 –
 - Board President- Resigned on 10/20/25. Vice president is filling the president role until Annual Meeting.
 - New Freezer for Clubhouse
 - 12x18 Pavilion with two picnic tables (Greystone Creek Road)
 - (7) potentially (6) additional homes added to the Pebble Creek POD
- XI. EXECUTIVE SESSION – Two open positions on the Board.
- XII. NEXT MEETING DATE February 23rd, 2026, at 6:00 PM
- XIII. ADJOURNMENT – The Board adjourned at 7:07 pm after a motion was made by Kent and second by Holly. Motion passed unanimously.