

PEBBLE CREEK PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
6pm, February 24, 2025

ATTENDANCE:

Board Members: Present: John Roberts, Rechad Zafar, Holly Scholl and Kent Gouldin
Community Group: Kim Holmstrom, Account Manager
Site Staff: Megan DiRusso, Site Manager
Homeowners: 13 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 October 7, 2024, meeting minutes were approved with a motion made by Holly and a second by John. Passed.
- V. Adjournment time was set for 6:30 p.m.
- VI. REPORTS:
 - A. President's Report – Updating on changes in the community. Richard Andersen resigned from the Board and Compliance Committee.
 - B. Treasurer's Report – Investments approved as agreed to with management. Roll over the Capital CD for 10 months; close out the First Citizens CD on March 11 and invest those funds plus \$75,000 from PPB to Pinnacle or best rate for 12 months; open a 5-month CD at Blue Ridge. The Board approved a motion by Kent, seconded by John. Passed
Motion made by Kent to move the 2024-year end net income to reserves, seconded by Holly. Passed
 - C. Site Manager Report – No report submitted at this time.
 - D. Management Report – The transition to Megan DiRusso has been very smooth. The Corporate Transparency Act paperwork is complete. Annual meeting information, year end financials and access to Town Sq are being sent to owners.
 - E. Architectural Review Committee (Stephen Evanko, Chair) – No report submitted at this time.
 - F. Social Committee – No report submitted at this time.
 - G. MEMBER VOICE – There was a request to install artesian wells for irrigation in the community like was done at Legacy Park. A request was made to price rain sensors. A request was made to do a remote locking system and keypad at the Clubhouse.
- VII. UNFINISHED BUSINESS
 - A. Ratify Votes on Actions without a Meeting – A motion was made by Kent and a second by Holly to amend the Associa contract through 2025. Passed
- VIII. NEW BUSINESS –
 - A. A motion to approve \$12,800 for Pebblepath Parkway fencing made by Holly and seconded by John. Passed
 - B. A motion to approve remote thermostat controls (\$2,074) made by John and seconded by Holly. Passed
- IX. EXECUTIVE SESSION – Executive session began at 6:44 pm. Homeowners did not attend. Executive session ended at 6:56 pm.
- X. NEXT MEETING DATE – April 28, 2025,
- XI. ADJOURNMENT – The Board adjourned at 7:00 pm after a motion was made by John and a second by Kent.

Minutes taken by Kimberly Holmstrom