

PEBBLE CREEK HOA
ANNUAL HOMEOWNERS MEETING
SATURDAY, JANUARY 25, 2020
Mt. Olive Lutheran Church

Call to Order and Quorum Confirmed

The meeting was called to order at 10:00 AM by Ann Sigmon, President. Donna Thornburg verified that a quorum was present. There were 44 units represented, 11 by proxy and 33 attending owners.

Introduction of Board and Advisory Board

Ann Sigmon introduced the HOA Board – Ann Sigmon, - President, Donna Walton -Vice President, Nancy Hicks- Secretary/Treasurer, Hal Rowe and Robert Byrd, Directors. James Knuckles – Board Advisor and the Financial Advisory Committee comprised of Dr. Iris Barrett, Jerry Hinton & Jack Pressley. Donna Thornburg of Thornburg & Associates Inc represented the management agency. Ann Sigmon thanked Robert Byrd & Nancy Hicks for their service on the Board.

Pebble Creek's Newest Owners Recognized

Ann Sigmon recognized new members who have joined the Pebble Creek Community since the February 9, 2020 Annual Owners' meeting. There were a total of twelve (12) new owners. These were: #112 - Derek Willis, #155 - Carlos Rivera, #158 – Darl Boddorf. We welcome the three new homeowners. The new homeowners of 2020 - #129 Jim & Glenda White were also in attendance.

February 9, 2019 Annual Minutes Approved

The minutes of the previous year's owners meeting held on February 9, 2019 were mailed out in advance of this meeting to all owners. A second copy was distributed to all those in attendance. After a time of review, a motion was made by Jim Coble to approve the minutes as presented. This was seconded by Robert Byrd and unanimously approved by the remaining owners in attendance.

Elections of officers –The following homeowners are on the ballot for the 3 open seats: Patricia Meredith #105, Carolyn Killian #143, and Hal Rowe #205.

Financial Reports

Donna Thornburg reviewed the expenses that occurred in 2019. Along with her presentation she included in the handouts the following reports.

The following reports were discussed, and printed reports given out:

1. 2019 Budget comparison to 2019 Actual Income and Expenses

2. A comparison of the Balance Sheet of December 2018 to December 2019.
During the past 12 months there was a net gain of \$4,441.98
3. A listing of all checks written in 2019 from the Operating Account of Pebble Creek
4. A motion to accept the financial reports as presented was made by Brian Halliday seconded by Patricia Meredith and unanimously approved.

The 2020 Budget was presented. It reflected the cost of the exterior Painting and pressure washing of homes and the addition of sealcoating chimneys at an estimated cost of \$18,700.00. The budget also included 3 chimneys - \$23,100.00. Gutter cleaning expense has increased due to the increase in the number of cleanings which have been necessary due to the storms our area is now experiencing in the spring and summer. The 2020 budget reflected an increase in dues from \$20.00 per month per unit to \$240 per month per unit. (Letter attached to homeowners)

Board member Hal Rowe reviewed the 2020 goals. A discussion of the anticipated 2020 expenses were answered as the questions were presented by the homeowners. Due to the anticipated expenses the budget does not include any funds being added to the Reserve Savings during 2020.

President Ann Sigmon requested a motion that the 2020 budget be ratified. The motion was made by Patricia Meredith and seconded by Walt Von Miller. The 2020 budget was ratified with all voting in favor.

A motion was made to that a \$50.00 donation be made to Mt. Olive Lutheran for the use of their fellowship hall. With everyone being in agreement.

Owners Quorum for Owners Concerns

Election of board members was questioned by Barbara Janus. Notice in the 3rd quarter newsletter if there will be an open seat on Board for upcoming year.

Speeding in the development, speed bump was discussed but not wanted by the homeowners.

Stop sign at #159 was not approved. Suggestion of holly tree being trimmed at the bottom.

Brian Halliday # 212 requested time frame for reply to emails. Suggestions of 30 days.

Maynard monthly spraying – each unit receives two sprays a year. 2 free treatments for ants, mice but not fleas or termites. Termites per the homeowner's declaration is the responsibility of homeowners.

Will Eckard – Turf Pro. Mulch away from units.

Linda Throneberg #211 suggested a Hospitality Committee for neighborhood contact for any assistance needed by homeowners.

There was other homeowners' questions and comments and the Board requested to be emailed to Donna Thornburg.

Architectural/Landscape Committee

Donna Walton, chairman of the Architectural/Landscape Committee commented that there will a group of homeowners walking around the development. The committee is listing areas of work that needs to be done. The list will consist of rock work, rotten wood and back areas of landscaping. The report will be submitted to the Board for proposed work to be done.

Election Results

Donna Thornburg stated the results of the election.

#143 – Carolyn Killian
#105 – Patricia Meredith
#205- Hal Rowe

The meeting was adjourned approximately at 11:30 am.

Respectfully Submitted by Ann Sigmon, President of the Pebble Creek Board