

**Villages At Pebble Brook HOA
Board of Directors Meeting
August 21, 2024**

Location: Pebble Brook Golf Club Meeting House

Attendees

Board members: Liz Tate, Terry Padgett, Allen Benson

The meeting was called to order at 6:00 pm.

Approval of Minutes from the Annual Meeting on July 17, 2024

The minutes of the last meeting were handed out at this meeting and reviewed by all attendees. Minutes were approved.

Committee and Board of Directors Reports:

Architecture Committee

The board has hired a law firm on retainer for \$875/year. The primary reason is to help update the covenants and restrictions, particularly in making the language more specific regarding home upkeep, approved colors and styles, solar panels, generators, etc. Although it would be too expensive for VAPB to have a law firm handle everything, we can put them on retainer and then utilize them for specific sections at about \$150/submission. We will also be looking to utilize the law firm for communications to residents regarding dues, house upkeep, and other issues.

There are no outstanding architectural submissions currently.

Amenities Association

The announcement has been made that Russ and Tamisa are stepping down from both the Amenities Association, and the pool area upkeep/maintenance. Terry Padgett will be joining the Amenities Association as a representative from VAPB. There is one more outstanding position open currently.

The association board is working to put all necessary pool area maintenance agreements in place before the end of the year. They have located a pool maintenance company that services HOA's and have received a very reasonable quote for next year.

The "End of Season" pool party will be held on Sunday September 8 from 1-4pm. Burgers and dogs will be provided, plus a truck providing ice cream!

Boulevard Association

The Boulevard Association has reported that they have a budget surplus this year and will not be increasing their budget for next year.

Welcome Committee

Still working through the many new residents that have moved in in the last few months. Anticipate having delivered welcome bags and/or visited everyone by the end of September.

Financial Report

Allen presented the budget report through the end of July. We are operating within the budget for 2024. There have been no unexpected expenses, and everything is tracking as planned. We will be starting to look at the budget for next year, particularly with the effect of Russ and Tamisa stepping down from both the Amenities Association and pool management. Allen will be putting together a proposed budget for next year.

Our landscaping contract is up this year, so we will be negotiating another contract for that. Dues transfers (to both Amenities and Boulevard) and landscaping costs make up a large percentage of the VAPB budget.

Other Business

Allen Benson formally announced that he will be stepping down from the board at the end of this year, creating an open position on the board. Liz Tate and Terry Padgett will be running again this year. We will be making a formal announcement asking for nominations to run for the VAPB HOA board in September.

The meeting was adjourned at 6:45pm

Next Meeting

The next Board meeting will be **Wednesday September 25, 6pm, at the Pebble Brook Golf Club Office House**

Respectfully Submitted

Allen Benson

Secretary/Treasurer