

**Villages At Pebble Brook HOA
Board of Directors Meeting
August 16, 2023**

Location: Pebble Brook Pavilion

Attendees

Board members: Liz Tate, Terry Padgett, Allen Benson

Homeowners: Suzanne Blaydes, Gilda Osbourne, Brandon Burris, Tamisa Lush, Sherrill May, Pete Michaeloff

The meeting was called to order at 7:00pm.

Guest Speaker – Todd Thurston – Noblesville City Council District 2

Todd Thurston spoke about his background and why he desires to serve the community through the Noblesville City Council, along with other organizations. He answered questions from the group, particularly regarding the 32 roundabout project. He can be reached at <https://noblesvilletodd.com/>

Approval of Minutes from July 26, 2023 Meeting

The minutes of the last meeting were handed out at this meeting and reviewed by all attendees. Motion to approve by Terry Padgett and seconded by Allen Benson.

Boulevard Association

Allen Benson attended the recent Boulevard Association meeting and gave a recap:

- There have been some large expense items completed this year (towers, irrigation pump) and the end of the year reserve is estimated to usual targeted reserve.
- The board proposed a 10% increase in assessments for next year. There has not been an increase since 2016. The increase was approved.

Amenities Association

Liz reported the Amenities Association has alerted the VAPB HOA that they have no planned change to the budget from this year to next year. They are also planning an “end-of-summer” pool party sometime in early September. We will publish the announcement when we get it.

Executive Update

Liz Tate gave an update:

- The board met with Gerald and Marilyn Hollensbe regarding their application to install solar panels. They provided us with quite a bit of the background information that they have collected from the installation company, along with Duke Energy. Given the proposed location of the panels, the board has approved their application.
- The board is continuing to investigate how to best update the Covenants to be able to conform to the law while maintaining good neighborhood aesthetics.
- Patty Johnson from the Noblesville Street Department will be our guest at the next HOA meeting, which is Wednesday September 20.

Financial Report

Allen Benson had copies available of the budget report through July. He reported that on whole the budget is still on track. We have had some unbudgeted expenses (particularly the Moontown entrance lights) that are not reflected on the report because they were paid in August. We still project to come very close to maintaining the reserve that we started the year with, given that assessment dues were not increased this year.

We will be doing a projection of the budget plan through the end of the year in order to formulate the proposed budget for 2024. That will be completed in September.

Other Business

The following item was discussed:

- Cap On Number of Rental Properties

There has been a drastic increase in companies trying to buy homes in our neighborhood for the purpose of renting. Many homeowners here seems to believe that we have a cap on the number of allowed rental properties, but in reality, we currently have nothing in the By-Laws/Covenants/Restrictions that impose any kind of restriction, other than the lease must be for more than 90 days. This is a high priority to consult with an attorney to get cap language in our documents as soon as possible. If we capped the number of rentals at 5%, we would not allow more than 10 rentals in the neighborhood.

The meeting was adjourned at 8:01pm.

Next Meeting

The next Board meeting will be **Wednesday September 20**, most likely at the Pavilion again to accommodate guest speaker Patty Johnson from the Noblesville Street Department.

Respectfully Submitted
Allen Benson
Secretary