

HOA Meeting

December-16, 2024

Meeting Information

Date: 2025-12-16 19:31:45
Location: PBGC Meeting House
Participants: Terry Padgett, Lee Ann Murray, Sharon Oliver, Derrick Filkins, Penny and Rick Foster

Meeting Notes

Approval of November Meeting Minutes

- The November meeting minutes were presented for approval.
- No changes were requested.
- A motion was made, seconded, and passed unanimously to approve the minutes.

Amenities Association Update

- The current amenities contractor, Tim from "Tee Time," is retiring.
- Bids were requested from five local contractors rated four stars or higher.
- "Xscape" was the only respondent
 - They already service other common areas for the association.
 - A new two-year contract with Xscape will be \$565/month.
 - This is a slight increase from \$530/month.
 - The new price includes spring irrigation start-up and fall winterization, which were previously extra costs.

Boulevard Association Update

- Next meeting: February 26.
- The IN-32/Pebble Brook Blvd Traffic Circle project has been delayed 1–2 years due to the project lead's passing away.

Financial Report - November

- Major November expenses: Citizens Energy, Midwest Internet Network Solutions (domain renewal for pboa.net), and regular payment to Xscape.
- Total expenses were approximately \$24,435.32.
- Bank balance as of November 30: \$12,475.62. Current balance is around \$10,000.
- The 2026 Amenities invoice was reviewed.
- A motion to pay the invoice was made, seconded, and passed.

Delinquent Homeowner Dues

- Only one homeowner remains delinquent.
- A certified letter was sent; phone and Facebook contact attempts received no response.
- Next step: in-person visit to determine occupancy.
- Options discussed: collection agency or legal action (cost-effectiveness questionable for a \$478 debt); placing a lien was noted as less effective.

Neighborhood Updates

- Welcoming Committee: Derek and his wife, Carol, will assume roles starting in the new year; they met with former lead Tamisa to learn the process.
- Coca-Cola with Santa: Confirmed and proceeding as planned.
- Architectural Committee: No open projects.
- Trash Cans: Concern about residents leaving cans out for extended periods; if specific addresses are provided, a polite request can be made.

2025 HOA Fee Assessment

- Discussion on whether to increase annual HOA fees.
- Projections show reserve funds may reach nearly \$18,000 by end of 2026 without an increase.
- Goal reserve: \$20,000, expected to be reached within one to two years without an increase.
- Motion passed to keep 2025 HOA dues at \$478 for 2026.

Dues Payment and Website Updates

- Request to update the association website with correct 2025 board names and assessment info.
- QuickBooks online payment processing fee (~3%) discussed and suggested it be the homeowner's responsibility.
- Decision: invoices will state that online payers will be charged the processing fee.
- No-fee alternatives mentioned: bank bill pay or Zelle.

Administrative Updates

- PO box mail is temporarily forwarded to the current treasurer's home for 12 months.
- Property tax bill recipient was updated to "PebbleWork HOA Treasurer" from a former member's name.
- The board will send flowers or a small planter to the family of Mary Tate, a long-time resident who recently passed away.

Next Meeting Schedule

- Next meeting tentatively set for January 14 at 6:30 p.m. at the Pebble Brook Meeting House.
- Discussion to move meetings to Monday or Wednesday.
- Wednesday was agreed as preferable.
 - Future meetings will be on Wednesdays.