

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

**Location:** Pebble Brook Meeting House

**Attendees**

Board members: Liz Tate, Terry Padgett, Allen Benson

Homeowners: Robert Tate

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

**Approval of Minutes from the Annual Meeting on January 17, 2023**

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

**Board of Directors Reports:**

**Amenities Association**

VAPB had agreed to help fund the new rubber mulch on the playground. Total cost for the removal of the existing wood mulch and replacement with new rubber mulch was \$12,209. The VAPB portion is \$2,709. Motion was made to approve the payment of \$2709 and passed.

Liz mentioned that she has had conversations with two different homeowners in Augusta Village who both independently complimented Pebble Brook on the condition and appearance of the pool, playground, tennis/pickleball courts, and overall landscaping in the community.

**Boulevard Association**

Terry reported that the main topic currently with the Boulevard Association is that they are getting additional quotes on trimming/shaping the trees along Pebble Brook Boulevard.

**Financial Report**

Allen again reported that 2023 ended with an increase in the “reserve” of about \$2000, which is basically the amount left in the bank account at the end of the year. \$792 of that was early dues payments for rental properties, which means that the actual reserve increase during 2023 by about \$1200.

At the time of this meeting, 137 assessment payments had been received. Most residents utilized the new online invoice payment method, which is working very well. These payments are received in the bank account within a day or two. A few did receive the email invoice but chose to mail a check instead. Those are being picked up at the P.O. Box in Westfield as usual and manually deposited at the bank.

## **Committee Updates:**

### **Welcome Committee**

There have been a few HOA info requests from title companies just recently, which means more houses going up for sale. However, only two have recently closed and the new owners have not received welcome bags from the Welcome Committee. The bags are ready, and Allen will get the names and addresses of the new owners to Terry and Liz for delivery while he is in Florida.

### **Activities Committee**

The annual neighborhood garage sale will be the second weekend in May as usual this year. The dates are Friday May 10 and Saturday May 11. Times are 8-5 for each day. An announcement will go out both on the Facebook page and by email.

There will be a Season Opening Pool Party on Saturday May 25. Burgers, hot dogs and drinks will be provided. There will be a live band playing from 4-7pm. Tamisa will be sending out the formal announcement soon.

We are developing an online version of the newsletter to send out by email. As many in the neighborhood know, the person who had done the newsletter for years moved away. We have not been able to contact her.

### **Architecture Committee**

There have been no recent applications for architectural change since the last meeting. We did have inquiries from potential home buyers, both homes located on the golf course, asking about putting up a fence or building a storage shed. They were informed that these are not allowed.

The Architecture Committee will be meeting in early March to discuss recent findings about “modern” covenants and restrictions we have seen in other neighborhoods. The language in these is much for inline with what we would expect to see in 2024. We will be shaping our covenants and restrictions accordingly and seeking legal advice.

### **Other Business**

No other business was discussed.

The meeting was adjourned at 7:40 pm.

### **Next Meeting**

The next Board meeting will be **Wednesday April 24, 6pm, at the Pebble Brook Meeting House. Please note the time change.**

Respectfully Submitted  
Allen Benson  
Secretary