

**Villages At Pebble Brook HOA
Board of Directors Meeting
January 17, 2024**

Location: Pebble Brook Meeting House

Attendees

Board members: Liz Tate, Terry Padgett, Allen Benson

Homeowners: Ken Moore

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

Approval of Minutes from the Annual Meeting on October 25, 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

Liz reported some of the accomplishments of the Amenities Association, and plans for 2024:

- Patched/repaired pool
- Replaced pool heater/cleaned filter
- Had pickleball signs made for the courts
- Painted bathrooms
- Planning to buy benches for pickleball courts
- Planning a cookout at the pool for Memorial weekend (with a possible surprise band!)
- Planning an End-of-Season cookout over Labor Day weekend
- Edging the parking lots
- Possible replacement of kiddie pool with a splash pad (which will eliminate the underground leak currently causing so many issues)
- Possible replacement of playground natural mulch with rubber mulch

Part of the increase in VAPB dues is because VAPB plans to contribute funds to the splash pad and rubber mulch.

Boulevard Association

No update since the last Boulevard meeting. The next meeting should be sometime in February.

Financial Report

Allen 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 reserve increase during 2023 by about \$1200.

This year we implemented online payments for all residents for which we had email addresses. Out of 197 residents, 183 were sent out online by email, 12 were sent by mail, and 2 were pre-paid in 2023. As of the time of this meeting, nearly 20% of residents have already paid, which is far above this time last year.

Committee Updates:

Welcome Committee

The Welcome Committee currently is made up of Pam & Allen Benson. We have delivered welcome packets to new residents, which include pool passes. We are double-checking because there were some new residents that came in during 2023, and with the change-over in committee volunteers, we're reaching out to them to see if they were visited or not.

Architecture Committee

There have been no recent applications for architectural change since the last meeting. There was one on-going application regarding installation of a Generac home generator. This was declined since it would require installation of a large propane gas tank, which cannot be allowed due to the location of the home.

We had a good discussion with resident attendee Ken Moore about some issues that he has observed in the neighborhood, such as garbage cans not being concealed on non-pickup days, items such as ladders being left outside against homes, and others. Many of these it was agreed can be resolved by reminders via email, Facebook, and a possible online newsletter to replace the old "delivered" paper newsletter. (We believe we can produce an online version of the newsletter to be delivered by email, and actually work has already begun on that.)

Liz reported that we do now have access to an attorney that can help us with updating the Covenants and Restrictions, and that she and LeeAnn Murray have resumed work on the updates following a break for the holidays.

Other Business

No other business was discussed.

The meeting was adjourned at 8:10 pm.

Next Meeting

The next Board meeting will be **Wednesday February 21st, 7pm, at the Pebble Brook Meeting House.**

Respectfully Submitted
Allen Benson
Secretary