

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

Location: Pebble Brook Golf Club Meeting House

Attendees

Board members: Liz Tate, Terry Padgett, Allen Benson

Homeowners: Roger & Sue Hartman

The meeting was called to order at 6:11 pm.

Approval of Minutes from the Annual Meeting on June 19, 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 will be hiring 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.

Amenities Association

There will be a meeting with the VAPB board and the Amenities Association on Sunday July 20 at 6pm at the meeting house. This meeting is just for the two boards to develop a plan for the retirement of Tamisa Lush and Tim Stone from the board and Russ Lush from his position of assisting with financials and pool maintenance. We anticipate that from that meeting we will be able to help Amenities find replacements for retiring members, and begin to formulate a plan for pool maintenance, as Russ and Tamisa will no longer be handling that either. This could greatly impact the Amenities budget for next year (new maintenance contracts, etc.), which in turn affects the VAPB budget with an impact on dues.

Boulevard Association

No new report from the Boulevard Association this month.

Welcome Committee

We are still working through the many new residents that have moved in over the past few months. We are at the minimum taking care of pool pass requests for new residents where the former residents did not leave the new residents their pool pass, but we will personally visit each new resident with a welcome bag including information about the neighborhood. The goal is to have them all completed by the end of July.

Financial Report

We are operating within the budget for 2024. There have been no unexpected expenses, 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. 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

No other business was discussed.

The meeting was adjourned at 7:10 pm.

Next Meeting

The next Board meeting will be **Wednesday August 21, 6pm, at the Pebble Brook Golf Club.**

Respectfully Submitted
Allen Benson
Secretary/Treasurer