

**Villages At Pebble Brook HOA  
Board of Directors Meeting  
June 19, 2024**

**Location:** Pebble Brook Golf Club Meeting House

**Attendees**

Board members: Liz Tate, Terry Padgett, Allen Benson

Homeowners: Suzanne Blaydes

The meeting was called to order at 6:00pm.

**Approval of Minutes from the Annual Meeting on April 24, 2023**

The minutes of the last meeting were handed out at this meeting and reviewed by all attendees. Minutes were approved. (There was a meeting scheduled for May 15, but it did not take place due to last minute schedule changes.)

**Committee and Board of Directors Reports:**

**Architecture Committee**

The board has been contacting law firms to get proposals for assistance with updating the covenants. We will make a proposal for retaining a law firm at the next meeting. This is one of the reasons that dues were increased this year – we knew we would need significant legal assistance regarding the covenants. However, recent events in the neighborhood, (particularly concerned with the pool) leads us to believe that we're going to need additional legal coverage as well in the area of liability.

**Amenities Association**

- The Pool Opening party was very successful, with the biggest turnout from the neighborhood in years. Amenities wants to thank the Acoustic Geezers band for providing live music. Russ also had to leave during the party and purchase additional hot dogs and hamburgers, which is always a good sign!
- We need to remind the residents of pool rules and etiquette. Please – if you are at a table with an umbrella, when you leave, crank the umbrella down. We had one that was left up last week. A storm came up overnight and blew the umbrella out of its stand and damaged it beyond repair. They are not inexpensive to replace.
- We are looking for suggestions for how to best remind residents of pool rules and etiquette. We especially need parents to be present and maintain control of children. Particularly when it comes to kids diving and flipping into the shallow end and dunking on the basketball goal. The association is already looking at the cost of hiring a full-time lifeguard to attempt to maintain safety.
- Also looking for input and suggestions about what to do with the baby pool area. It has already been reported that there is a leak in the line somewhere between the pool and the building but

estimates to find and repair the leak are very expensive. Turning it into a splash pad comes with its own set of costs and problems. Any ideas from residents are welcome.

- The Amenities Association is officially opening a call-out for new members to volunteer to take over all amenities' responsibilities. This will be Russ & Tamisa Lush's last year of working at the pool.

### **Boulevard Association**

Terry reported that the association had estimates for trimming all the trees along the boulevard, but then checked with the Noblesville city department and found that a good portion of those trees are owned and maintained by the city. That drastically reduces the cost to the Boulevard Association, as those trees will be trimmed by the city. We have noticed that the city has finally removed some of the dead trees in the neighborhood between the sidewalks and the street.

### **Activities Committee**

The annual neighborhood yard sale took place during the second weekend of May as it always does. Several residents participated.

### **Welcome Committee**

There have been quite a few new residents move in in the past few months. We now have six new residents on the list that need to be visited. That will be done in the next month. We have already given pool passes to new residents who required them.

### **Financial Report**

We are operating within the budget for 2024. There have been no unexpected expenses, everything is tracking as planned. All insurance fees and property taxes have been paid on time.

We have collected nearly all the assessment dues for this year. The new online method of billing and payment helped significantly with streamlining the process. It was surprising though how many residents received the email invoice but still chose to write a check and mail it. We probably need to promote and inform residents that paying online is safe and that they are NOT charged a fee for using it. Those that have not paid yet have been notified with reminders.

### **Other Business**

No other business was discussed.

The meeting was adjourned at 7:10 pm.

### **Next Meeting**

The next Board meeting will be **Wednesday July 17, 6pm, at the Pebble Brook Golf Club.**

Respectfully Submitted

Allen Benson

Secretary/Treasurer