

**Villages At Pebble Brook HOA
Board of Directors Meeting
May 9, 2022**

Location: PB Grill

Attendees

Board members: Pete Michaeloff, Susie Fintz, Justin McDonald

Homeowners: Sharon & Jack Oliver, Norma Zajac, Tamisa Lush, Marcia Noble-Scoville, Lenore Hui, Linda Smith, Louise Neal, Marlene Airhart

Guest: Tim Davis

Financial Report

Assessments from 5 homeowners are outstanding. One will be paid when the estate closes, two are working on making final payments and the other two are rental companies who we are trying to reach. Letters or emails have been sent to their corporate offices. The budget reports for March and April were reviewed.

Blvd. Report and Moontown Entrance Towers

The Blvd Board has decided to repair and paint the towers at the SR 32 entrance. They are in the process of selecting a color scheme. The contractor has been selected and work will start soon. Our HOA Board has received 3 estimates for repairing and capping off the block walls at the Moontown entrance once the towers have been removed. The least expensive estimate was accepted. Work will begin once a contractor is found to remove the towers.

Amenities

Opening day at the pool may be earlier than expected. We may be able to open by May 21st.

Fences have been repaired and the pickle ball lines on the tennis court will be installed.

Amenities is working with Activities so events at the pool do not conflict with Food Trucks.

Amenities plans to have a cook out at the pool sometime around July 4th. New homeowners are reminded to contact Tamisa if you need a pool card. Replacement card fee for lost cards is \$25.

Please review all Amenities Rules which can be found on our website at www.pbhoa.net.

Architecture Control

Norma reported that the committee continues to function well. Several change requests have been processed with no issues.

Next Meeting

The next Board meeting will be July 11 at 7:00 at Pebble Brook Grill

Accountabilities

| Who | Activity | Status |
|--------|--|--------|
| Board | Organize Moontown clean-up effort | |
| Justin | Obtain bids to remove towers | |
| Board | Continue to investigation ownership of the eyebrows. | |
| Board | Continue to discuss steps needed to address maintenance issues that are in violation of the CCRs | |

Respectfully Submitted
Susie Fintz
Secretary