

The Villages at Pebble Brook
Homeowners Association Annual Board Meeting

November 20, 2024

6:00 p.m.

Pebble Brook Golf Club Meeting House

- I. Call to Order
 - Attendance: Liz Tate, Terry Padgett, Allen Benson, Tamisa Lush, Sharon Oliver
 - Guests: Rick & Penny Foster
- II. Board of Directors Report
 - Executive Committee Reports
 - New appointments –
 - Allen Benson, Treasurer
 - Allen will partner with Sharon Oliver to manage assessments and other fiscal duties of the Board/Treasurer position
 - Sharon Oliver, Bookkeeper
 - Sharon's bookkeeping background will help support the continued improvement and streamlining of the financial records and obligations of the Treasurer position
 - Tamisa Lush, Secretary
 - Tamisa will continue to serve the neighborhood as secretary for the HOA Board and represent the Villages on the PB Boulevard, along with Terry Padgett
 - Architectural Control Committee
 - 3 applications approved
 - no new items or requests at this time
 - Neighborhood Activities
 - Santa Event is moved to December 9th from 5:45 to 6:30.
 - Tiffany McClung hosting, 17929 Racebrook
 - Amenities Association
 - Year-end report
 - Minutes shared from the Amenities Association 2024 annual, September 30th (Tamisa)
 - 2025 Amenities Budget includes a 10% increase, this equates to \$13.15 per home

- Boulevard Association
 - Year-end report
 - Information shared (Terry), 2025 Boulevard Budget remains the same
- Financial Report
 - Updated financials shared (Allen), after end of year bills paid, should end 2024 with just under \$17,000 in Reserve
 - Month-end financials
 - 2025 Budget
 - discussion/decision made to increase 2025 Budget by the allotted 10%, driving factors include the increased cost of the pool/amenities area contracts for 2025 and to maintain a responsible reserve as the neighborhood and amenities areas are aging and require additional attention to maintain the quality of excellence the homeowners appreciate
 - 2025 Homeowner assessment will be \$478, an increase of \$43 per household
 - 2025 Assessment Notices, with updated information, will be sent by end of November. Actual online (email) assessment invoices and paper assessments for those for which we do not have emails, will be going out in mid-December.

III. Adjourn

***Next meeting date – Wednesday, January 22, 2025 at 6:00 p.m.
Location tentatively is the PBGC Office/Meeting house***