

**Villages At Pebble Brook HOA
Board of Directors Meeting
September 12, 2022**

Location: PB Grill

Attendees

Board members: Pete Michaeloff and Susie Fintz were present, Justin McDonald was absent
Homeowners: Marcia Noble-Scoville, Mike Trieda, Christie Umthum, Russ Lush, Suzanne Blaydes, Brad Neff, Alessa Rex, Norma Zajac, Ken & Laura Moore, Popi Chalkia

Treasurer Report

The budget for August was reviewed. We are projected to be at or below budget, with a number of outstanding invoices that come in 4th quarter. If we are under or near budget as expected, there will be a surplus which can go to reserves to replace part of the cost of the Moontown entrance improvements. Website costs will be over budget because the company switched to multi-year invoices and we've paid yearly in the past, which is how it was budgeted. In the long run, the cost is actually less than budgeted.

Landscape Maintenance

Vivid Image Lawn and Landscape has been doing an excellent job with landscape maintenance. The common areas are now regularly edged and many trees have been trimmed. More work will be required to improve the health of our trees including removing mulch that has been incorrectly piled up the tree trunks. This work needs to be considered as we take bids for landscapers for next year.

Architecture Control Committee

The committee has identified several homes with maintenance issues and CCR violations. The board sent out 5 letters this week for maintenance issues and CCR violations. More will be sent in the coming weeks.

Activities

Food trucks were a successful way to encourage neighborhood gatherings at no cost to the HOA. Thank you to Tiffney McClung to organizing these events!

Welcome Committee

New residents have received welcome packages. Norma is doing a fantastic job of meeting new residents. Many have contacted both her and our secretary to provide contact information.

Amenities

Financial report was provided. Some yearend invoices are yet to be paid, but we expect to see a remaining balance of \$12 - \$13K balance after everything is paid for this year. That money will remain as reserves for future unexpected Amenities repairs. Pool maintenance is expected to be higher next year if it is not combined with landscape maintenance. In anticipation the Amenities board expects to see a \$13 per household increase in the Amenities fees required from the HOAs in 2023 which is a 9.3% increase from 2022.

Several questions were asked to clarify Amenities management. Some homeowners were concerned that the Amenities Board seems to be very tightly controlled by a few people and does not serve the majority interests of the homeowners. Russ stated that any homeowner in either HOA that pays for the Amenities is welcome to run for the Amenities Board. Every year he asks at our annual meeting for volunteers to serve on the Amenities Board. Any VAPB homeowner who is concerned about Amenities can attend the annual meeting and volunteer to serve on the Amenities Board.

Blvd Updates

The Blvd Board is currently taking bids for landscape contractors.

Elections

The following decisions were made regarding our annual meeting/HOA Board elections in October:

Date of meeting: October 27 (note the date was changed in order to provide more time for early voting and collecting of proxies to ensure a quorum)

Location of meeting: Pebble Brook Axillary (Pete will contact Brad to reserve the space)

Nominations: As of the meeting we have 4 homeowners who have put their name on the ballot. **Nominations will be closed Sept 16.** Anyone else wishing to run needs to notify our secretary (secretary@pbhoa.net) to add their name to the ballot by Sept 16.

Slate: All homeowners on the ballot will be asked to provide a short blurb providing any qualifications that apply and/or why they are running. This information needs to be emailed to secretary@pbhoa.net by October 1. Our secretary will put all of that in an email and send it out to homeowners with ballots and proxies.

Proxy gathering: Susie will gather some volunteers to canvas the neighborhood encouraging homeowners to come to the annual meeting. If they can't attend, they will be encouraged to either submit a proxy or utilize early voting. This step is meant to ensure we have a quorum for the election. It is not meant to solicit votes for particular candidates. Anyone who is willing to help with this, please contact Susie via email at secretary@pbhoa.net.

Early Voting: As we've done for the past 2 years, we will allow early submission of ballots. Pete will arrange with Brad to have a lockbox available outside Brad's office at the PB Golf Clubhouse. The box will be available starting October 13th. Completed ballots can be put in the lockbox up to 6:30 pm on Oct 27. The completed ballot **MUST** contain the homeowner's lot number in order to be valid.

Candidate Questions: Homeowners are welcome to submit questions that all candidates will answer at the annual meeting. These questions must be submitted via email to secretary@pbhoa.net by October 13th. They will be given to our candidates at that time in order to give them time to think through their answers. Questions from the floor at the meeting will not be allowed.

Election notes: Lot numbers are required on all ballots and proxies. This is to ensure that each lot votes only once per our CCRs/Bylaws. A list of lot numbers/addresses will be published via email with the ballots. Also per our CCRs/Bylaws accumulative voting is not allowed. In other words, you can only vote for each candidate once.

Next Meeting

The Annual Homeowner's meeting will be October 27 at 7:00 at Pebble Brook Annex

Accountabilities

Who	Activity	Status
Board	Continue to investigation ownership of the eyebrows.	
Pete	Investigate options for replacing our insurance policies for better rates	
Justin	Get quote for tree maintenance and timeline	
Board	Review replacing the clock and rain sensor for the Moontown irrigation when the sprinklers are turned on next spring	
Justin	Investigate painting the Moontown entrance letters	
Justin	Ask city to investigate drainage problem reported by homeowner at 5089 Ashbrook	
Board	Review the landscape proposal previously submitted for the Moontown flower beds	
Pete	Work with the Arch Committee to write letters based on the committee's recommendations and send via certified mail	5 letters have been sent, more in the works
Board	Investigate options and costs of using a property management company to assist with CCR compliance	
Pete	Reserve the PB Axillary for our annual meeting on Oct 27	

Respectfully Submitted
 Susie Fintz
 Secretary