

The Villages at Pebble Brook
Home Owners Association Board Meeting

September 20, 2023

7:00 p.m.

Pebble Brook Golf Club

Pebble Brook Grill Meeting Room

- I. Call to Order
- II. Introduction of Guest Speaker, Patty Johnson, CPM, Street Commissioner, Street Department, City of Noblesville
- III. Board of Directors Report
 - Approval of August 16, 2023, Meeting Minutes
 - Executive Committee
 - October Annual Meeting – October 25th, 2023
 - Callout for residents interested in serving on HOA board, deadline to submit nominations is September 29th.
 - Presentation of 2024 Budget – 10% increase in annual assessment fee.
 - Architectural Control Committee
 - Approval of replacement of existing fence.
 - Amenities Association
 - Liz report on August 30th Association meeting
 - Boulevard Association
 - No update since last meeting. Next meeting is scheduled for November 8th.
 - Financial Report
 - Allen report financials to date.
 - Allen is working on an upgrade to our QuickBooks software to allow for electronic billing and payment tracking.
 - Finalizing the 2042 budget for the October Annual meeting.
- IV. Other Business
- V. Adjourn

Next meeting date – October 27, 2023, at 7:00 p.m. **Annual Meeting**