

**Villages At Pebble Brook HOA
Annual Meeting
October 23, 2024**

Location: Pebble Brook Golf Club New Meeting Room

Attendees

Board members: Terry Padgett, Allen Benson

Homeowners: Andrew Correll, Jerry & Brenda Weikel, Suzanne Blaydes, Roger & Sue Hartman, Lindsey Byer, Penny & Brad Neff, Linda Smith, Leonore Hui, Ben Tate, Cheryl Porter, Derrick Filkins, Ally & Casey Letz, Jason Ritchie, Sharon & Jack Oliver, Leeann Murray, Sheila Stone, Vicky Hime

The meeting was called to order at 7:00 pm.

Approval of Minutes from the Annual Meeting on September 25, 2024

The minutes of the last meeting were handed out at this meeting and reviewed by all attendees. Minutes were approved.

Committee and Board of Directors Reports:

Architecture Committee

Lauren Lowry and Melody Wisely are now part of the Architectural Control Committee along with current members Leeann Murray, Liz Tate and Terry Padgett. Four applications have been approved since the last meeting.

Neighborhood Activities

Santa will once again visit the community along with a coffee truck. The confirmed date is Tuesday December 3 on Racebook Drive. Look for more information in November. Special thanks to Tiffney McClung for hosting and arranging this annual event.

Amenities Association

Terry Padgett and Vicki Hime will be the Villages representatives on the Amenities Association board, along with Brad Mays from Augusta Village.

The outgoing Amenities board has selected a pool management company to handle all pool maintenance including opening and closing, water quality, restroom cleaning, etc. The company is Aquatic Management of Indianapolis. Cost of the pool service for the 2025 will be \$15,858. The board also approved Tim Davis to handle grounds maintenance for 2025 for \$6380. Total Amenities budget will increase 10% from 2024 for a total of \$36,200.

Boulevard Association

Nothing new to report from the Boulevard Association. Their next meeting is November 13 at 5:30pm.

Financial Report

Allen discussed the budget report through the end of September. We are operating within the budget for 2024. Everything is tracking as planned, with the only real “unexpected” expense being about \$1200 to clear out several dead trees along Moontown in September. The proposed 2025 budget will be discussed at the next meeting, as we were waiting on final numbers for the landscaping contract, Amenities, Boulevard and other standard items (such as Quickbooks subscription).

No decision has yet been made on whether 2025 dues will be increased. We will be looking at how the slight increase in the landscaping budget, Amenities and Boulevard budgets affect the VAPB HOA budget.

Other Business

We had a quorum of votes in the election to validate the election of Liz Tate and Terry Padgett.

Terry Padgett mentioned that Allen Benson is not running this year and thanked him for his service to the board.

The meeting was adjourned at 7:35pm

Next Meeting

The next Board meeting will be on **Wednesday November 20 at 6pm, at the Pebble Brook Office/Meeting House** on Sandbrook across from the playground.

Respectfully Submitted

Allen Benson

Secretary/Treasurer