

**The Villages of Pebble Brook**  
**Homeowners Association Board Meeting**  
**April 23, 2025**  
**6:00 p.m.**

**Pebble Brook Golf Course Meeting House**

**Attendance:**        **Liz Tate, Terry Padgett, Tamisa Lush, Sharon Oliver, Allen Benson, Lauren Lowry (Architectural), Robert Tate (homeowner)**

- I.        Call to Order
- II.       Review February meeting minutes- minutes approved, no changes
- III.      Board of Directors Report
  - Amenities Association Report – Terry
    - Pool opening information
    - Memorial Weekend Celebration- May 24<sup>th</sup>, Cookout 12:00-4:00, Live Music w/ The Acoustic Geezers 1:00-4:00
    - Advertise Event- Villages Facebook (Liz), Email (Allen), Signs Out (Tamisa)
    - Terry is gathering further information for updating Security & Card System, discussion on how to best distribute new cards/Rules & Expectations to homeowners (Tamisa & Rob Tate offered to assist in process)
  - Boulevard Association Report – Terry
  - Villages still needs the invoice from Boulevard for 2025 Assessment, Tamisa will contact Brad Mays
  - Financial Report – Allen and Sharon
  - Sharon & Allen provided financial reports, nothing outside of expected expenses at this time
  - Allen has been working with Ken (Luxe Electric), repairs have been made to Moontown entrance lighting
- IV.      Neighborhood Updates
  - Welcome New Residents
  - Allen provided new residents status
  - Activities
    - Upcoming neighborhood events
      - Garage Sale – May 10 and 11, 8 am to 5 pm.
        - Signs and FB posting plans
        - Tamisa & Russ will put out signage
  - Architectural Committee
  - Liz shared “Residents Handbook” comparing previous information about the Architectural Committee, possibly a resource to improve/make changes to current language, will follow up with Lauren and other committee members
    - Applications – Approved & Pending

- Homeowner covenant violation case update
- Liz provided an update from the Legal Advisor at this time
- V. Other Business none at this time
- VI. Adjourn

***Next meeting date – May 21<sup>st</sup> at 6:00 p.m.***