

The Villages of Pebble Brook
Homeowners Association Board Meeting

February 18, 2026

6:30 p.m.

Pebble Brook Meeting House

Attendance- Terry Padgett (Pres), Leeann Murray (VP), Tamisa Lush (Sec), Sharon Oliver (Treasurer), Melody Wisely (Amenities, treasurer)

Homeowners- Ron & Paula Byers, Diane Bararas, Rick & Penny Foster, Matthew Sparks, Jack Oliver

**The Board thanks all those who took time to engage in the meeting, showing interest and support of our Villages community. Please continue the communication- it is how we improve in serving our homeowners.*

- I. Call to Order
- II. Review December meeting minutes **Correction-January Minutes, minutes approved**
- III. Board of Directors Reports
 - Amenities Association Report – Melody
 - 2026 Amenities Budget presented and discussed, modifications include a more detailed breakdown of the expenses
 - Metronet will be providing WiFi to accommodate new card reader system, New pool cards will be distributed first of May, old pass cards are now obsolete, estimates for Wading Pool repair are being gathered, looking to make decision prior to season so Wading Pool will be open, Explanation of additional pool passes (when it started, how it is managed, cost of passes)
 - Boulevard Association Report – Terry **No report, next meeting is scheduled for Feb. 25th**
 - Financial Report – Sharon **Updated financials presented, 2026 Assessments are continuing to be collected, nothing outside of scheduled budget items at this time, questions answered concerning some budget line items and the use of Quick Books, financials approved**
- IV. Neighborhood Updates
 - Welcome New Residents **Derrick & Sharon Filkins are overseeing new resident gifts/information**
 - Activities **none at this time**

- Architectural Committee
 - a. No open projects at this time.
 - b. Summary, Zoom mtg Feb. 12th
 - Discussion of Board vs Committee, what the Request process is, how to best update architectural criteria for home improvements
 - Leeann shared that she is working with the Legal Counsel to review the current language, will provide update at March Mtg
- V. Other Business
- Change Board Number to 5? – Leeann
 - Leeann is working with Legal Counsel to clarify language addressing the number of Board Members (currently 4), will provide update at March Meeting
 - Tighten Up Rent Codes Strategies – Leeann
 - Current language addressing rentals/leases is vague, working with Legal Counsel to possibly improve restrictions with the intent to protect the quality of the community and home values
 - Spring maintenance of properties- Moontown homeowners, Homes needing repair/maintenance
 - Wanting to be proactive as Spring approaches to best address the upkeep of homes and yard maintenance, no action at this time
 - Question addressing property on Bentgrass, overgrowth blocking pond view, Board will explore situation and provide update next meeting
 - Future meeting location- change to Clubhouse?
 - MARCH 18th meeting will be held at the small banquet room in the MAIN CLUBHOUSE, 6:00PM
- VI. Adjourn

**Next meeting date – March 18, 6:00 PM, Small Banquet Room located in
Main Clubhouse**