

The Villages of Pebble Brook
Homeowners Association Board Meeting
January 14, 2026
6:30 p.m.

Pebble Brook Meeting House

Board Members in Attendance: Terry Padgett, Sharon Oliver, Tamisa Lush

Homeowners in Attendance: Jack Oliver, Rick & Penny Foster, Lauren Lowry, Vicki Hime, Melody Wisely, Derrick Filkins

- I. Call to Order **Terry Padgett, President**
- II. Review December meeting minutes **Correction to strike "motion to pay Amenity invoice" not a required HOA Board action, discussion of Website and Villages FB page, further investigation as to administration of FB by a non-resident and how to better mange access to both media sources, Board will look into this and provide update at February meeting, grammatical correction "Pebble Brook HOA treasurer", minutes approved**
- III. Board of Directors Reports
 - Amenities Association Report – X Scape supplied Moontown entrance Christmas lights free of charge. **Vicki Hime provided Amenities report, 2026 Board (Terry Padgett, Vicki Hime, Melody Wisely) met to review 2025 and develop a 2026 plan to improve communication, accountability, responsibilities to better serve community, another meeting is being scheduled upon the return of Board member Brad Mays, priorities include repair of wading pool, installation of new Security Access system, discussion of the management/distribution of additional passes to non-residents**
 - Boulevard Association Report – **Terry no new business to report, next Blvd meeting in February, question/discussion of how the assessment % is determined for the entities that pay into the Boulevard Association, HOA Board members (Terry, Tamisa) will research Blvd documents for language that addresses this topic, will initiate discussion at February meeting as to how this is defined**
 - a. Next Boulevard Association meeting is February 26, 2026
 - Financial Report – **Sharon detailed financials shared, no unexpected expenses, 2026 Homeowner assessment has been invoiced (\$478, same as 2025), payment due by February 15, 2026, also included were detailed subdivision maps to provide homeowners resources to better understand the established easements in the development of the subdivision,**

discussion/questions concerning the area along Moontown Rd east of the sidewalk- who is responsible for the maintenance, per plat maps (available at the Hamilton Co. Recorders Office) it is the homeowner's responsibility, discussion of what to do when properties are not maintained, Board will provide language in the governing documents to define this at February meeting

IV. Neighborhood Updates

- Welcome New Residents Thank you Derrick and Carole for taking this on, Sharon will provide new resident information as she receives it
 - a. Derrick Filkins and wife are the new committee members.
- Activities None at this time
- Architectural Committee Members present at the meeting Melody Wisely, Lauren Lowry, acting Board members, past member Penny Foster, discussion of the approval process in regards to who receives it and how it is approved, how is the current Architectural committee functioning compared to past committees and could this be better utilized, Board will have further conversation and reference document language with the goal to better define and service the committee, update provided at next meeting if not earlier, thank you for those stepping up to assist
 - a. No open projects at this time.

V. Other Business none at this time

VI. Adjourn

Next meeting date – February 18 at 6:30 p.m. in the Pebble Brook Golf Meeting House