

The Villages of Pebble Brook
Homeowners Association Board Meeting

November 18, 2025

6:30 pm, PBGC Meeting House

Board Members: Terry Padgett, Leeann Murray, Tamisa Lush, Sharon Oliver

Homeowners: Kim Padgett, Lauren Lowry, Jack Oliver, Dan Largent, Derrick Filkins, Gary & Polly Palmer, Jeff Facsko, Ted Maslanka, Mimi Harper, Rick & Penny Foster, Mike & Sue Trieda, Tom & MaryAnn Lampo

****Thank you to all who attended. The Board appreciates and welcomes your ideas, experience, and questions. Interest in your community and partnership with the Board helps us all maintain a great neighborhood!***

- I. Call to Order- **President Terry Padgett**
- II. Review October meeting minutes- **reviewed, approved**
- III. Board of Directors Reports
 - Amenities Association Report – Terry
-2026 Amenities Budget presented, a 7% increase from 2025, adjustment to Permits figure (\$160.50 to \$200.00), explanation of entities that pay into the pool and additional income from passes (\$250 per season pass) sold outside of homeowners, Aquatic Management of Indianapolis contracted for 2026, Xscape Landscaping contracted for 2026, current status of Wading Pool shared (still exploring cost-effective solution for 2026 opening), status of Security entrance system shared (new system has been purchased \$700, working with golf course to establish internet at the pool to operate new system)
 - Boulevard Association Report – Terry
-2026 Boulevard Budget increase 6%, explanation of Boulevard responsibilities and how the budget is funded, future main entrance Roundabout update shared (at earliest a Spring 2026 acquisition phase possible)

- Financial Report – Sharon
- a. Status of delinquent homeowners
 - final 4 outstanding homeowners will be personally contacted prior to filing liens (per CCRs), Year to Date financials provided, Sharon shared updated software was purchased to streamline financial reporting and record keeping, “Grass/Mowing” budget item questioned (2025 Budget amount \$27, 000, YTD expense \$41,000, why the difference)*, current financials approved
 - *this item addressed under “Other Business”

IV. Neighborhood Updates

- Welcome New Residents
- a. Allen and Pam were the committee. Who will do it going forward?
 - What the Welcome committee did, discussion of new and existing homeowners not receiving information, Tamisa (secretary) and other Board members will continue to troubleshoot this issue to better communicate with homeowners, Tamisa will follow up with those homeowners offering suggestions and volunteering to help with “Welcome” responsibilities
- Activities
 - a. Cocoa With Santa in December, invoice/event approved
 - December 2nd at 17929 Racebrook Court, 5:15-6:30 pm, Tom’s Coffee and Cocoa Truck, \$5 donation welcomed
- Architectural Committee
 - a. Recent homeowner request for fencing approved, No other open projects at this time.
 - Discussion of some architectural items, such as fencing (styles allowed, location of fences, golf course restrictions), Committee currently follows CCR guidelines with respect to updated styles/colors that bring value to the property and neighborhood
 - b. The board is the committee but members may be assigned. Do we stay pat or change members?
 - the HOA Board members will continue to serve as the process/approval committee

V. Other Business

- August/September Moontown Clean-up Discussion
 - In depth discussion of project specifics, affected area located east of Moontown sidewalk (this area is the deeded property of the homeowner), purpose of clean-up was to provide a safe passage way clear of tree branches and overgrowth, the project in its entirety was not presented to all members of the Board at the time, no proposal or comparison bids were shared, no Board approval was attained, the five invoices (August-September) paid to Xscape totaled \$15,503
 - Further discussion from concerned homeowners surrounding process of large expense items, communication to homeowners, clarification of HOA responsibilities versus homeowner responsibilities, accountability and transparency moving forward
 - Concerns and possible solutions to situation shared and noted, motion was made to review the 2026 Proposed Budget (which includes a 10% increase) and possibly rescind the 10% increase leaving the 2026 Assessment \$478 per home
- Do we plant replacement trees along Moontown or use the budgeted funds for other neighborhood projects?
 - Agreement that no further work (trees planted) will occur in this designated area, as it is the homeowner's responsibility

VI. Adjourn

-Meeting was adjourned, the Board members moved into Executive Session, the 2026 Budget will be reviewed with intent to NOT increase the budget but still remain diligent in setting a comprehensive budget that does not put the community/homeowners in any 2026 financial burden

Next meeting date – December 16 at 6:30 p.m. in the PBGC Meeting House

Have a Wonderful and Safe Thanksgiving!