

PEBBLE RIDGE HOMEOWNERS ASSOCIATION

Minutes of Annual Meeting - 2009

November 10, 2009

Call to Order:

The 2009 Annual Meeting of the Pebble Ridge Homeowners Association (PRHA) of Taylors, South Carolina was called to order by President Darrell Cobb at 7:15 p.m. on Tuesday, November 10, 2009. The meeting was held at the Pebble Creek Grill (formerly the Clubhouse Grill of the Pebble Creek Country Club). The President welcomed the homeowners in attendance (approximately 7), including the current Board of Directors (BOD): Vice President – Brennan Townsend; Secretary – Jim Hopkins; Treasurer – David Mueller; Director-at-Large – George Champlin; Director-at-Large – Jack Smith and Director-at-Large – Wes Payne.

Special Note:

An introduction to the new Pebble Creek Grill by D. Cobb noting the new management and ownership have separately leased from Pebble Creek Country Club. The restaurant is open to the public at all operating hours and has received excellent recommendations. Pebble Ridge homeowners are encouraged to visit and enjoy.

Proxy Voter:

Wes Payne was introduced as the proxy voter for the meeting. There were eleven (11) signed proxies for the BOD.

Review of 2008 Minutes:

The minutes of the 2008 Annual Meeting were reviewed and briefly discussed. A motion was made and seconded from the floor to approve the minutes as written. The motion was unanimously approved.

Review of 2009 Board Projects:

- ♦ The President reviewed the status of the sprinkler system and lighting on Pebble Creek Way. The extension of this project to the lower end of Pebble Creek Way has been suspended due to the unavailability of funds to carry the project forward.
- ♦ Some repair of curb damage in the cul-de-sacs has been done by the county.

Treasurer's Report:

A Financial Report for 2009 expenditures and budget and the proposed 2010 budget was handed out and discussed by Treasurer David Mueller. A summary is provided below:

Financial Report for 2009:

Dues and Fees Collected - 2009

\$14,891.39

<u>Expenses - 2009</u>	
Electricity	\$- 2,398.45
Water	\$- 713.82
Grounds Maintenance	\$- 6,700.00
Repairs	\$- 938.35
Misc. – insurance, postage, stationary	\$- 1,063.46
Capital Improvements - paid	<u>\$ 0.00</u>
Total Expenses	<u>\$-11,814.08</u>
<u>Unspent Funds 2009</u>	<u>\$ 3,077.31</u>
<u>Carryover from 2008</u>	<u>\$ 2,256.43</u>
<u>Total Carryover to 2010</u>	<u>\$ 5,333.74</u>

Budget for 2010:

The President presented and reviewed the following Proposed Budget for 2010 based on keeping the current Dues as is:

<u>Income:</u>	
Total Carryover to 2010	\$ 5,333.74
2010 Dues to be collected	<u>\$ 16,200.00</u>
Total Income	<u>\$ 21,533.74</u>
<u>Expenses:</u>	
Electricity	\$- 2,500.00
Water	\$- 800.00
Grounds Maintenance	\$- 7,200.00
Repairs	\$- 900.00
Misc. – insurance, postage, stationary, etc.	\$- 1,100.00
Capital Improvements	<u>\$ 0.00</u>
Total Expenses	<u>\$-12,500.00</u>
<u>Available for 2010 Projects</u>	<u>\$ 9,033.74</u>

There was a motion from the floor and seconded to accept the 2008 Budget as written. The motion carried by unanimous vote.

2010 Goals and Projects:

The following projects were discussed for 2010:

1. Lack of street lighting at lower end of the subdivision. This issue continues and the BOD will address possible solutions during the coming year.
2. Poor lighting in all the cul-de-sac areas. The BOD will look at all cul-de-sacs, along with #1 above.
3. Improvements/updates to both entrance landscaping, signs and lighting. This will be the BOD's top objective for 2010.

Dues for 2009:

D. Cobb announced that the BOD has unanimously recommended no increase of the annual dues for 2010. Discussion followed the announcement. The motion was seconded from the floor and carried by unanimous vote.

Old Business:

None

Violations:

Violations – In 2009 we again experienced a minor number of violations issued, as was in 2008. However, we do have three violations still unresolved – two for non-payment of dues and one for a property violation.

- ♦ One is for non-payment of dues for 2007, 2008, and 2009 at \$200 for each year plus interest, currently amounting to over \$870.00. We anticipate the homeowner’s same response for the dues for 2010; thus a violation and additional \$200 fine plus interest will be imposed. A lien has been placed on the property which also carries a \$100 attorney fee to the homeowner when removed.
- ♦ Another is also for non-payment of dues. If not resolved soon, we will have a lien placed against the property in addition to the fine and interest charges.
- ♦ The other is for an improperly built fence. The violation and fine (\$100.00 per month) was imposed beginning in June, 2009, and the total fine now is over \$500.00 plus interest.

New Business:

None

Election of Officers for 2008:

The 2009 President and BOD placed the names listed below into nomination for the PHRA 2010 Officers and Board of Directors. The President asked for nominations from the floor from homeowners and for volunteers. Nathan Vance volunteered to be President for 2010 and his name was put into nomination. Darrell Cobb removed his name since he has been serving as President continuously for a number of years and welcomed Mr. Vance as his successor. A motion was made and seconded from the floor to elect the proposed slate of officers and BOD Members. The motion carried by unanimous vote.

- ~~PRESIDENT: Darrell Cobb (Withdrew nomination)~~
- PRESIDENT: Nathan Vance (Nominated from the floor)
- VICE PRESIDENT: Brennan Townsend
- TREASURER: David Mueller
- SECRETARY: Jim Hopkins
- DIRECTORS AT LARGE: George Champlin
- Jack Smith
- Wes Payne

Comments By New President-Elect Nathan Vance:

Nathan stated that his main objective for running for President and his goal for 2010 will be to get more involvement in the Pebble Ridge community in all the issues and opportunities of the subdivision, thereby making it a “community” rather than just a “subdivision”.

Adjournment: A motion to adjourn was made at 8:45 pm, seconded and unanimously agreed.

Respectfully Submitted,

Jim Hopkins
Secretary, Board of Directors
Pebble Ridge Homeowners Association