

Pebble Ridge Homeowner's Association

Minutes of Annual Meeting - 2014

November 11, 2014

1. **Call to Order**

- a. The 2014 Annual Meeting of the Pebble Ridge Homeowner's Association (PRHA) of Taylors, South Carolina was called to order by its' president, Sandra Bishop, at approximately 7:01 PM on Tuesday, November 11. The meeting was held at the Pebble Creek Clubhouse Grille. The President welcomed twenty (31) homeowners in attendance, including the current Board of Directors members consisting of President – Sandra Bishop, Treasurer - Dennis Elmore, Secretary - Carrie Arms-Polin, Director at Large - Harry Ivey, and Past President – Nathan Vance.

2. **Council Member Road Paving Update**

- a. Sid Cates discussed OCI (overall condition index) for road condition paving. Lowest OCI roads are paved first. Each district gets approximately \$500,000 per year for paving. Potholes will be repaired immediately. 2015 Paving list: Pine View Terrace, Pebble Stone Lane, Pebble Creek Way, and Pebble Creek Court.

3. **Proxy Vote**

- a. Two proxy voters were introduced, which brought the total number of eligible voters to 33 either in person or by proxy, which is in accordance with the By-Laws constituted a quorum for business to be considered.

4. **Review of the 2013 Minutes**

- a. 2013 meeting minutes unanimously approved.

5. **Review of the 2013 Board Projects/Accomplishments**

- a. Storm drain collapse repaired
- b. Sink hole at gas meter on Pebble Creek Way repaired
- c. Radar units installed on Pebble Stone Lane for informational purposes
- d. Paypal has been initiated for annual dues
- e. 2 additional newsletters sent to update homeowners
- f. Landscaping project completed on 11/11/14. Two river birches removed at entrances. Old landscaping removed at entrances. New landscaping installed at entrances.
- g. Kirby trash collection update
- h. Two compliance letters sent for violations

6. **Treasurer's Report**

- a. Current account balance: 9,312.08
- b. 2 unpaid homeowners (Lot #50 and Lot #76): liens have previously been placed on both properties
- c. Motion passes unanimously to pass report

7. **2015 Budget**

- a. 2015 income: 18,000.00.
- b. 2015 Total expenses: 15,100.00.
- c. 2014 Surplus: 7,314.40
- d. 2015 Surplus: 10,214.40
- e. Motion to approve 2015 budget
 - i. Motion carries unanimously.

8. **Old Business**

- a. Streetlight Installation
 - i. Motion that all signatures of all affected parties must be obtained before a streetlight can be installed
 - 1. One opposed. Motion carries.
- b. Speed humps
 - i. We do not qualify for speed humps according to the study done by the County.
- c. Additional Stop Signs
 - i. We do not qualify for additional stop signs according to the study done by the County.
- d. Mailboxes
 - i. Discussion for mailboxes to be brought into compliance
 - 1. Motion to table discussion
 - a. Does not pass
 - 2. Motion for Board to enforce covenants
 - a. Two opposed, motion passes

9. **New Business**

- a. Landscaping
 - i. Azaleas at entrance islands will be trimmed after the bloom
 - ii. More island landscaping will be discussed in 2015
- b. Bi-laws and Covenants Committee
 - i. Daryll Cobb agreed to participate
- c. Auditing Committee
 - i. No volunteers
 - ii. David Mueller will be asked to perform audit

10. **Election of Officers**

- a. President Sandra Bishop
- b. Vice President Carrie Arms-Polin
- c. Secretary Joann Durham
- d. Treasurer Dennis Elmore
- e. Director-at-Large Harry Ivey
- f. Director-at-Large James Casavant
- g. Director-at-Large Sonja Bryant
 - i. Motion to elect officers passes unanimously

11. **Presentation of Special Committee Chairmen:**

- | | |
|------------------|-----------------|
| a. Landscape | Robby Davis |
| b. Welcome | Kathrin Pringle |
| c. Architectural | Kevin Totherow |
| d. Newsletter | Sonja Bryant |

12. **Remarks from the President**

- a. The President thanked Nathan Vance and David Mueller for serving as Board members.
- b. The President thanked all participants in entrance cleanup.

13. **Adjournment**

- a. Meeting was adjourned at approximately 9:12PM.