

Pebble Ridge Homeowner's Association

Minutes of January Board Meeting - 2015

January 6, 2015

1. **Call to Order**
 - a. The January 2015 Board Meeting of the Pebble Ridge Homeowner's Association (PRHA) of Taylors, South Carolina was called to order by its' president, Sandra Bishop, at approximately 7:05 PM on Tuesday, January 6, 2015. The meeting was held at the 106 Pebble Creek Way. Sandra Bishop (President), Carrie Arms-Polin (Vice President), Harry Ivey (Director at Large), Sonja Bryant (Director at Large), Joann Durham (Secretary), James Casavant (Director at Large), Robby Davis (Landscape), Kathrin Pringle (Welcome), Kevin Totherow (Architectural) were in attendance.
2. **Treasurer's Report**
 - a. Current account balance: 7,111.80
3. **Old Business**
 - a. Paving Update
 - i. County to determine whether or not conduit can be install prior to paving for power to the islands.
 - b. Radar Unit
 - i. Due to charging issues, the radar unit will not be placed on Pebble Creek Way until more daylight hours are available
 - c. Wylie Letter
 - i. Letter sent to about car with expired tag, house needing attention due to resident movement to Houston
 - d. Mailboxes
 - i. Letters will be sent to everyone to enforce covenants
4. **New Business**
 - a. Sprinkler Repair
 - i. Sprinkler head broken at Pebble Stone Lane.
 - ii. Work was done without authorization
 1. All heads in need of repair were replaced at both entrances
 - iii. Motion to pay bill
 1. unanimous
 - iv. Will get quote from several companies to finish work
 - b. Audit
 - i. Audit has not been performed since 2010
 - ii. Audit can be started in February and will cost \$225, which will cover one year. If there are findings that merit going back further, there will be additional cost.
 - iii. Motion to go with quote from Linda Sarratt
 1. unanimous
 - c. Lien Update

- i. Liens placed for non-payment of dues have not been updated since initial liens were filed
 - ii. Appointment has been made with original filing attorney to discuss how to proceed
 - d. Treasurer Situation
 - i. Motion to add second signature to all payments
 - 1. unanimous
 - ii. Motion to seek new treasurer
 - 1. unanimous
 - iii. Motion to not accept accountant proposal
 - 1. unanimous
 - e. Covenant Amendments
 - i. New covenants have not been filed, which means they are invalid
 - ii. Committee will be established to redo/update covenants, which will require signatures before filing
 - f. Storage Building on Durham Property
 - i. Motion to allow storage building to be placed on property
 - 1. unanimous
- 5. **Adjournment**
 - a. Meeting adjourned at approximately 8:45