

Pebble Ridge Homeowner's Association

Minutes of Special Meeting of the Board

February 3, 2015

- Call to order by our President Sandra Bishop
  - Four voting members were present to create a quorum: Sandra Bishop (President), Carrie Arms-Polin (Vice-President), Sonja Bryant (Director at Large), and Harry Ivey (Director at Large). Also present were Kathrin Pringle (Welcome Committee) and Robby Davis (Landscape Committee).
  - Jim Casavant and Kevin Totherow were absent.
- Old Business
  - An audit has begun on our Homeowner's record books. We are currently waiting to hear from the auditor as to the condition of our bookkeeping.
  - Mailboxes: This issue has been addressed at past board and association meetings. The board considered a motion to look at the mailboxes as a project to take on for the year. The motion was tabled for the time until we have a treasurer and a full board to meet.
  - A new letter will be sent to the Wylie family about car with expired tag and house needing attention
  - All liens were updated for the two homeowners that have not paid dues; these liens have been recorded and letters sent to the homeowners
  - Question was asked to decide at what point does the board decided to place a lien? It was discussed to be done by the end of the 2<sup>nd</sup> quarter.
  - Covenants which were amended at the meeting in 2012 have not been properly filed. The votes from the meeting are valid and in the majority but were not properly recorded. Question was asked about how to get proper signatures to properly file the covenants.
    - Motion: Get those homeowners who voted to sign. This motion passed and it was agreed that the board would go around the neighborhood to get the needed signatures.
- New business
  - Joann Durham has resigned her position as secretary due to personal reasons. Sonja Bryant has agreed to take on this position and resign her position as

Director at large. A motion was made to accept this change and was agreed upon unanimously.

- Since the resignation of Dennis Elmore as Treasurer, Jaci Tothrow has agreed to take on this position. A motion and a 2<sup>nd</sup> was made to accept her as treasurer and it was agreed to unanimously
- Board members were asked if they would allow their phone numbers and email addresses on the website.
- Committee Report
  - Robby Davis/Landscaping reported that lights are staying on well pass morning; discussion was made as to how to fix this; we currently do not have a contract with our landscaper and Robby will work to fix this by meeting with him and considering other bids for our neighborhood; A sign is being created to begin the yard of the month
  - Kathrin Pringle/Welcome: reported that there are 2 houses with contracts and 3 are currently listed; discussion was about what t present our new homeowners with as part of a welcome package
  - The Bryant's at 25 Pebble Creek Way submitted a request to cut down 4 river birches in their front yard due to the damage done to their property; the request was unanimously granted
- The meeting adjourned at 8:45