

Pebble Creek II HOA Meeting Minutes
Date: 3/27/08, 6:30 pm
Kirk of Kildaire

Attended: David Jason, Dan Kim Rebecca, Renald.

David handed out financials. Board reviewed roofing schedule.

Jason inquired why the cost for 113 Bogue's roof was so much more than the other units. It was determined that the cost increase was due to 113's different layout, which includes more roof square footage.

We are looking at spending \$4-6K each year for roofing going out.

Jason suggested maybe moving to 30 year shingles as opposed to 20-25 years, asking if it would help to pay more and push out schedule. David said it would be a 20% increase in cost.

Dan brought up that we are also painting 17 units in 2008, at a total cost of \$34K. We should still have sufficient funds to cover this.

David suggested that ½ of the units could probably wait to be painted. No further decision was made on painting schedule.

Kim and any others who have paint need to get paint colors to David.

Dan moved to go ahead with the roofing schedule.

Jason seconded. Board voted yes to schedule.

Vinyl siding briefly discussed.

David provided quotes from Tarheel Landscaping and Fetsko. David has had problems getting Corporate Landscaping to do anything. Dan motioned to accept Fetsko as the new landscaping company, Kim seconded. Board voted yes to Fetsko.

Kim brought up moving the responsibility for replacing siding from homeowners to the HOA. Jason suggested establishing a cap price for repairs in order to protect the budget. We tabled making the siding to HOA responsibility until we assess the amount of remaining siding repairs for the units.

Post light at Bogue still burned out. David needs to get CP&L number off of post in order to get light fixed.

Discussed arrears for two delinquent home owner accounts—legal actions proceeding.

Dan motioned to adjourn, Jason seconded.