

## **Pebble Creek II HOA Meeting**

7/29/08  
6:30 PM

Attendees: Jason, Dan, Kim, Becca, David

The painting schedule was discussed—17 units are scheduled for painting in 2008, at a cost of approximately \$34,000.

David will send out a letter soon detailing repair items that homeowners need to make over the next month (after walkthrough). Painting is scheduled to start in September/October timeframe.

The possibility of delaying some of the painting was discussed. The issue with this is that a delay in painting could result in a delay in repairs, therefore increasing potential damage. David brought up the fact that most painting schedules are on a 5-6 year schedule, and PCII's is on an 8 year schedule.

The general feeling is that if we have the money, we should proceed with the paint schedule as is. A final decision on whether any of the units would be pushed to 2009 will be made after a walkthrough to be scheduled by David/Granchester. A list of recommended repairs/deferrals will result from the walkthrough.

Notice will be given to homeowners with fenced areas to carefully inspect the fenced area for items needing repairs, as the HOA/Management cannot access those areas without their consent.

The goal is to get future siding repairs/responsibility under the Management company's control after this cycle of painting is completed in 2009, possibly via vinyl siding.

Last meetings were approved—Dan made a motion to approve, Kim seconded.

The annual meeting where officers are elected needs to be scheduled. We have a tentative date of September 11, 2008 at 7:00 pm. This date needs to be finalized ASAP so we can send out invitations to homeowners. Recommend putting flyers in doors in addition to mailing notices.

The problem with trash being dumped was discussed. The issue is resolved for the time being. Recommended that we send out notices/reminders as to what can and cannot be put at the curb.