

INDIGO UNIT 8 OWNERS ASSOCIATION, INC.

(PEBBLE CREEK)

BOARD OF DIRECTORS

MINUTES

January 17, 2023

The meeting was called to order by David Foutch, President.

Board members present: David Foutch, Carol Raymond, Jeannie Gagnon, Cynthia Heroy, and Robert Sabourin.

A quorum of the board was obtained.

There was 9 mail in ballots and voting proxy with 16 homeowners present.

See attached sign in sheet.

President, David Foutch presented information on lawn care service. Robert Sabourin worked with Second to None on not doing lawn service list in contract. The board agreed to give Second To None a 30 day notice. Robert contacted 7 lawn care companies with only 3 companies calling back with bid. Yellowstone was the low bid. David and Robert met with Yellow Stone Lawn Service and went over the contract for items to be included. Yellow Stone will start service in December.

December, January, and February lawn care is done every other week. The remaining months lawn care will be done weekly. Yellow Stone keeps a 6-inch edge from the sides of the homes. Yellow Stone is offering a reduced price for any extra work such as tree trimming, and mulch.

President, David Foutch presented information on budget. Financial information was given to home owner present. See attached financial sheets to explain. December meeting voted and passed to take \$10,000 out of reserves and increase HOA dues to \$561. per quarter. Home owner at 273 Glenbriar Circle complained about increase in HOA dues because they only live here part of the year and it will cause difficult to sell their home. David explained monthly break down of cable, lawn care, cable and internet services and explained that homeowners had to pay quarterly when owning a home in Pebble Creek through the entire year.

Carol Raymond and David will be meeting with Metnet to check price and services to possible lower HOA dues. Metnet phone number is 866-292-5382.

President, David Foutch presented budget for painting homes to save HOA dues. Paint has a life of 15 years; therefore, homes will be painted very 10 years. David explained new colors for

homeowners to choice from. Color chart were available for homeowners to look at. Homeowners may choice one color for home and one color for trim. Homeowners may paint their homes sooner than the time frame at their expense when choosing HOA colors and using the HOA Painter. ARC forms and guidelines are on the new web site or contact Debra Haugen, chair committee, at dhaugen48@msn.com. City forms and ARC forms are needed for work on outside of home. Information may be found on website: Pebblecreekindigo8.com.

Jeannie Gagnon has worked very hard to get the HOA website up. Web address is : Pebblecreekindigo8.com . All work is not completed as of yet but more is to come. On the website listed is Governing Documents, Board Meetings, Financials, Contact information. ARC forms needed for any improvements to the outside of your home.

Along with the ARC form a permit from the city of Daytona is need for any improvements to the outside of your home.

Nancy Chatley, CAM explained balance sheet, income and expenses of January through December 2022. There was several items over budget due to mismanagement of previous CAM. See financial sheets for more information.

Rich praised the new board for doing a great job to better our HOA and suggested All Around Tree Service 386-631-8872, owners Robert and Brandy would give a discount to homeowners in Pebble Creek.

The next quarterly board meeting will be Tuesday, April 18th 2023 at 267 Braeburn Circle.

Hope to see you there.

Cynthia Heroy made motion to adjourn meeting. Robert Sabourin second. Motion was carried.

Respectfully Submitted

Cynthia C. Heroy