

PEBBLE CREEK (INDIGO #8) HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

**5/21/2024**

MINUTES

Meeting called to order by Dave Mikolajewski Pres. 6:03 PM

Other Board Members present: Dave Foutch , Gloria Gagnon

Residents in attendance: Debra Haugen , Barb Foutch , Terri Mikolajewski , Helen Bellas , Tony & Cathy Calderoni , Richard Aden

Minutes of 2/27/2024 approved as e-mailed *Voted To do*

Dave Mikolajewski explained his first 90 day objectives

1. To clear up discrepancies between the Board procedures and the CAM
2. To clear up discrepancies between the Board Treasurer Report and the CAM'S Financial Report
3. It was stated that meetings with Board documentation had been given to the CAM and not accepted. Their reason was they had to accept the previous CAM'S numbers.
4. Discussion followed:
  - a. CAM to work at the direction of the board
  - b. Would other CAM's except our numbers?
  - c. Suggestion made to look at other CAM's and what's available.
  - d. Motion made to look into other CAM's procedures and availability.
5. Board procedure on violations passed by the board 10/11/2023 and given to the CAM was explained by Dave Foutch

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*Approved 7/31/24*

- a. Any Member may report a Member violation or a concern they have with a vendor's performance to the CAM.
  - b. The CAM will investigate the complaint of violation or service performance and report findings to the violating Member, Vendor, reporting Member and the Board.
  - c. If the violation is unresolved, at the discretion of the board, the CAM will send the first notice of violation to the Member.
  - d. The member has 14 days to correct the violation, ask for a continuance or request a hearing.
  - e. After 14 days of noncompliance or request for hearing a fine letter will be sent.
    1. fine structure:
    2. day 15-21 fine = \$25 per day
    3. day 22-28 fine = \$50 per day
    4. day 29-\$1000 fine =\$100 per day
6. Financials presented By Gloria
- a. Several past due accounts collected
  - b. Don't need to use as much Reserve this year
  - c. Financial statement passed out – discrepancies between Board and CAM report pointed out.
7. Talked about bad yards – no sprinklers – can't require but can suggest.
8. Discuss court reversal that drainage ditch now our responsibility. Get price on cleaning ditch and bush trim to 6' from vendor.
9. From Debbie- thanks to:

- a. Richard and Steven for fixing ruts at entrance
- b. Cynthia and crew for fixing up and painting front entrance
- c. The Board and all who helped with the Spring picnic.

Meeting Adjourned 7:10