

Villages of Pebble Brook Annual Meeting

October 22, 2025

Board Attendees: Liz Tate, Terry Padgett, Tamisa Lush, Sharon Olivier (interim treasurer)

Quorum: 55/197 Homeowners, required % met per CCRs

Social: 5:30-6:00, 4 gift cards awarded

Business:

6:00 pm Call to Order, President Liz Tate

Board of Directors Report

-Architectural Committee, many homeowners continue to maintain and improve their homes adding value to the neighborhood, several have followed the proper improvement procedures (appreciated!), the communication of improvements and streamlining the process will continue to be evaluated, a THANKS to those members who serve on the committee

-Neighborhood Activities, Cocoa with Santa will be offered again this December, information forthcoming as the holiday season approaches

-Amenities Association (Terry Padgett), the Board has extended the 2026 contract for a 2nd year with Indianapolis Pool Management (formerly Aquatic Pool Management), repairs to the wading pool will continue to be evaluated/an estimate has been provided but looking at other possible solutions, new card security system has been purchased still looking at possible upgrade to facility internet for 2026 season, the 2026 Amenities Budget will increase 7%

Amenities Board Members: Terry Padgett	tntpadgett@yahoo.com
Brad Mays	bradmays@pga.com
Vicky Hime	vickyhime1959@gmail.com

-Boulevard Association (Terry Padgett, Tamisa Lush), questions asked about which entities comprise the Boulevard, clarification of what the Boulevard maintains (all property from main Hwy 32 entrance to the Pebble Brook golf course entrance), proposed main entrance roundabout update, Terry is attending the select committee meetings along with Brad Mays, will provide information as they receive it, the 2026 Boulevard Budget has been increased 6%

Boulevard Board Members: Brad Mays	bradmays@pga.com
Terry Padgett	tntpadgett@yahoo.com
Tamisa Lush	tamisalush@comcast.net

*additional members from Pebble Brook golf course, Pinehurst Village, Emerald Village, Pebble Brook Apartments, and HAND Developments

-Financial Report

-Sharon provided the current financials through October 21st, no unforeseen expenses expected through end of 2025, of the 19 outstanding 2025 assessments all but 5 have not been paid, the 2026 Assessments will be sent with payment due by February 15th, the 2026 Budget will increase by 10% making the homeowner assessment amount \$528 for the year

-Additional Business, discussion of new tree plantings along Moontown where major clean-up of dead trees and debris was completed late summer, clarification of pond maintenance and water quality in ponds, ANY pond issues need to be referred to the golf course, questions for trees within the city easement should be directed to the City, congested parking situations along street discussed

-2026 Board Election Results, Congratulations and Thank You to Terry Padgett, Leeann Murray, Tamisa Lush, Sharon Olivier

Thank you to all homeowners who attended and/or submitted their ballots. The Board encourages everyone to use the established Villages of Pebble Brook website as a resource, Board member contacts are also available on the website, the Board appreciates our neighbors and encourages communication always!