

Meeting Information

Date: 2026-04-15 18:01:40

Location: Pebble Brook Grill Meeting Room

Participants: Terry Padgett, LeeAnn Murray, Sharon Oliver, Jack Oliver, Roy "Pete" and Paula Byers.

Meeting Notes

- **Approval of Previous Meeting Minutes**
 - Description:
 - Secretary (Tamisa) was absent, last meeting's minutes were not available for review and approval.
 - Group agreed to table approval and discuss at the next meeting along with current minutes.
 - Clarified that Tamisa Lush is the HOA representative to the Boulevard Assn; Vicki Himes is HOA's Amenities representative.
 - Conclusion:
 - Approval of prior minutes is tabled to the next meeting.
- **Amenities Status and Repairs (see attached report)**
 - Description:
 - Aquatic facilities prioritized; leak in baby pool located via leak detection.
 - Baby pool leak repair scheduled to start May 1; cost approximately \$3,150; leak detection cost was \$770.
 - GFI outlets scheduled for replacement by April 30; light fixtures replaced.
 - First aid kit and pump/chemical room signage ordered.
 - Restroom and plumbing renovations in process: urinal valves replaced; shower valves/faucets to replace non-working units; final painting planned May 9.
 - North side of building power-washed; signposts repainted.
 - Play yard latches replaced; damaged pots cleaned; non-smoking/non-vaping signage installed.
 - Xscape landscaping scheduled April 16.

- New resident pass system installation targeted by end of April; testing May 1; distribution begins May 2 on alternating days.
 - Health department inspection targeted before May 30 to clear opening.
 - Proposal to add card swipe access to the tennis court; existing system supports multiple swipe points; aim to ensure resident-only use and manage liability.
- Conclusion:
 - Amenities report provided verbally; copies were available to attendees; general agreement to pursue tennis court access control.
- **Boulevard Association Update and Payment Allocation Concerns**
 - Description:
 - Boulevard Association meets quarterly; no new updates from Tamisa due to absence.
 - Request to add a standing item to follow up on payment allocation among Boulevard Association members and why payments are unequal.
 - Discussion noted Palmer Group holds multiple seats and presidency; vote is weighted in their favor.
 - HOA appears to pay a higher percentage (example cited: 34% vs ~17% equal split if six members).
 - Participants agreed information on the allocation formula should be requested via representatives (e.g., Tamisa) and potentially Brad Mays.
 - Conclusion:
 - “Payment allocation” will remain a standing Boulevard Association issue in the minutes.
- **Financial Report (HOA)**
 - Description:
 - The normal monthly expenses paid were water, electric, landscaping, software/web hosting/internet, attorney fees, utilities.
 - Payment to Xscape was for March and April. The March payment was paid from the wrong account, so combined with April in one payment.

- Normal monthly recurring disbursements total \$4,988 per month.
- Also paid in April were the Property/Liability and Directors insurance premiums, totalling \$2,751.88.
- Total expenses for the period were \$7,740.23.
- Treasurer filed Federal HOA taxes and updated Secretary of State business information with current officers.
- Rental restrictions preparation underway; emails sent to multiple homeowners (some missing email addresses).
- Eight homeowners have not paid dues; about 6,500 outstanding; one bounced check noted.
- Liens are possible but currently not pursued due to cost/limited benefit.
- Chart of accounts being restructured; P&L will be emailed later this month; an amenities-related report will also be emailed.
- Conclusion:
 - Financials are routine; collections continue for 8 outstanding accounts; administrative filings completed.
- **Lease Information Requests and HOA Authority**
 - Description:
 - Treasurer requested tenant names and lease terms from six owners; no responses received.
 - CC&Rs and bylaws reviewed; unclear authority to compel full lease copies; leases must comply with CC&Rs.
 - Owners cited tenant privacy; HOA clarified sensitive data can be redacted; information intended for private administrative use.
 - Concern about suspected high tenant turnover at a specific property; prior lease copy expired January 31.
 - Conclusion:
 - HOA will continue seeking tenant/lease information with privacy safeguards; legal authority to demand full copies remains unclear.
- **Suspected Multi-Tenant Use and Covenant Compliance**
 - Description:
 - Suspicion that a property owner (a restaurateur) houses kitchen staff at a single home.

- Covenants mention itinerant people; discussion on permissibility and potential legal issues.
- Emphasis on identifying residents to protect HOA investments; issues ongoing for a couple of years.
- Conclusion:
 - No definitive determination on legality; monitoring continues and will be covered in Leanna's report.
- **Overgrown Tree Strip and Retention Pond Visibility near Bent Grass**
 - Description:
 - Residents cannot see the fountain due to overgrown vegetation; responsibility for clearing is unclear.
 - Conflicting statements on ownership: Cranbrook HOA claims the strip is not theirs; may belong to Pebble Brook or a private owner (possibly Reynolds).
 - Pebble Brook owns the retention pond; adjacent strip ownership uncertain.
 - Plan to review plat maps and recorder's office records to determine ownership and responsibilities.
 - If HOA common area, HOA will handle mowing; if owner property and they won't clean, HOA might clean and bill the owner.
 - Conclusion:
 - First step is to confirm ownership via plat/recorder's office before any action.
- **Damaged Fence at Reynolds Property and Enforcement**
 - Description:
 - Reports of leaning sections and boards down, obstructing passage and pond view.
 - City code enforcement (Noblesville) considers it "leaning" and not a hazard; unlikely to act.
 - HOA letter states the owner must repair, replace, or remove the fence to meet HOA standards.
 - Deadline: Friday, May 15 to take action; potential HOA remediation and cost recovery via small claims or lien discussed.

- Conclusion:
 - HOA asserts governance over fence standards; will reassess after May 15 and consider enforcement options.

- **New Residents and Community Yard Sale**
 - Description:
 - No new residents reported; Derrick Filkins and spouse greet new residents.
 - Community yard sale scheduled Friday–Sunday, May 15–16; residents encouraged to use driveways rather than front yards.
 - Conclusion:
 - Yard sale proceeding May 15–17 with driveway setups.

- **Architectural Committee Update**
 - Description:
 - A previously open roofing request is approved; owners can proceed with roof work.
 - Conclusion:
 - Roof project approved; no further committee action noted.

- **New HOA Law and Rental Restrictions Proposal**
 - Description:
 - A new Indiana law strengthens HOA powers regarding rentals and voting.
 - Previously limited ability to cap rentals; now members can set any percentage or number.
 - Proposal: set rentals to zero for new leases; existing rentals may continue until sold or leases expire (grandfathered).
 - Existing rentals must provide leases; leases kept on file by the HOA; subleasing/lease transfer to new renters not allowed.
 - No sale to buyers intending to rent; sales must be to owner-occupants; hardship appeals may be considered.
 - Example cited of a condo community that phased out rentals over time.
 - Conclusion:
 - General alignment toward “zero new rentals” with grandfathering of current rentals until sale or lease end.

- **Voting Eligibility Under the New Law**

- Description:

- Only owner-occupied homes' owners may vote on HOA matters; rental owners and corporations cannot vote on rule changes.
 - For trust-held homes, only trust members whose primary residence is the property may vote.
 - Use homestead tax credit records to verify owner-occupied, primary residences; one vote per household; owner must be the primary resident.
 - Non-owner occupants generally not eligible; estate/POA/trust edge cases will follow deed ownership and may require legal review.

- Conclusion:

- Voting limited to primary-residence owners; verification will use homestead credit; one vote per owner-occupied household.

- **Remote Participation and Meeting Notice Requirements**

- Description:

- Qualified voting members may attend meetings remotely/virtually; must comply with not-for-profit laws.
 - HOA must provide four days' notice for meetings.

- Conclusion:

- Remote attendance allowed with proper notice and compliance.

- **Ratification Threshold and Estimated Voting Base**

- Description:

- Two-thirds of voting members needed to ratify new rules.
 - Estimate: ~124 eligible homes if 12 out of 198 are rentals; uncertainty acknowledged about actual rental count.
 - Target completion of voting by end of June; anticipated apathy and outreach challenges.

- Conclusion:

- Aim for two-thirds of verified owner-occupied households; end-of-June target with proactive outreach.

- **Fines for Covenant Violations**

- Description:
 - HOA may assess fines under the new law; must adopt a schedule of fines for specific violations.
 - Notices must include violation details, fine amount, and assessment date; schedule must include a maximum aggregate per violation/property.
- Conclusion:
 - HOA will formalize a compliant fine schedule and notification process.

- **Implementation Timeline and Legal References**

- Description:
 - Rental and leases-on-file provisions effective now.
 - Other provisions become effective around July 7 or July 15 (exact date uncertain).
 - Plan: finalize rental policy first; update bylaws to align with the new law, possibly in August.
 - Draft changes to be prepared and sent to attorney for review/redlining; law referenced as House Bill 1115.
- Conclusion:
 - Immediate focus on rental policy; bylaws update to follow upon enactment date confirmation.

- **Communication Plan for Voting and Rule Changes**

- Description:
 - Primary notification via USPS to ensure legal record; no hand delivery; supplement with email alerts, posted notices, and sandwich board signs.
 - Include sample ballot and instructions for virtual attendance and voting; encourage residents to contact if letter not received by a set date.
 - Plan reminders to build awareness.
- Conclusion:
 - USPS mail is the official channel; supplemental reminders will be used; virtual voting rules to be finalized and shared.

- Clarifications on Leasing vs. Family Occupancy Scenarios
 - Description:
 - Distinction between corporate/third-party rentals and family members temporarily staying.
 - If owners are absent (e.g., nursing home), property may be non-owner-occupied; caregivers living with an owner are acceptable.
 - Absent owners with relatives in residence may need case-by-case review; POA does not change deed ownership; trusts and estate setups vary.
 - Conclusion:
 - Policy centers on owner occupancy per deed; nuanced cases handled per law and may require legal counsel.

- **Community Shredding Event Proposal**
 - Description:
 - Idea for a document shredding event with a vendor (e.g., truck service).
 - Funding model (HOA vs. resident-paid) and vendor options to be investigated; references: Andrea Foster and Rick Foster.
 - Conclusion:
 - Interest expressed; details to be researched further.

Meeting Adjourned

Next meeting May 20th, 6:00 p.m. Pebble Brook Grill Meeting Room

**Pebble Brook Amenities Association
March 2026 Maintenance Status Report**

1. Report Overview

This report summarizes the maintenance activities, repair statuses, and system updates for the Pebble Brook amenities following the March 2026 reporting period. Our primary objectives are centered on ensuring operational excellence and resident safety in preparation for the May Health Department inspection and the facility-wide rollout of the new resident pass system. All activities are being prioritized to ensure the community remains compliant with safety standards and ready for the peak summer season.

2. Pool and Aquatic Facility Remediation

Addressing aquatic facility repairs is our highest priority to mitigate liability and ensure a timely seasonal opening. Maintenance staff and specialized vendors are currently remediating several deferred issues identified during our pre-inspection walkthrough. These repairs are critical for passing the upcoming Health Department evaluation.

Aquatic Facility Repairs and Inspection Readiness

Task/Issue	Vendor	Status/Deadline	Cost
Leak detection under the Baby Pool	American Leak Detection	Completed	\$770.00
Pool leak repair	Aquatics Management	Start date: 5/1/26	\$3,150.00
GFI Outlets evaluation	In-house	Scheduled for 4/30	TBD
Light fixture replacement	In-house	Completed	TBD
First Aid Kit and Pump/Chemical Room signage	In-house	Ordered	TBD

3. Restroom Renovations and Plumbing Upgrades

Maintenance staff has commenced comprehensive remediation of the Men’s and Ladies’ restrooms. These efforts focus on rectifying structural damage caused by moisture and replacing aging plumbing components to ensure full functionality for residents. The consolidated cost for this bathroom restoration is approximately \$4,300.00.

- **Drywall & Structural:** Staff is replacing wet and damaged drywall in the Men's room, specifically in the high-moisture areas below the urinals and sink. In the Ladies' room, both drywall and ceiling damage are being repaired to restore structural integrity.
- **Plumbing:** Non-functional and leaking urinal valves are being replaced. Furthermore, we are installing new shower valves and faucets in both the Men’s and Ladies' restrooms to replace all non-working units.

Final painting is scheduled for May 9. This aesthetic completion is strictly contingent upon the prior finalization of all drywall and plumbing work to ensure a high-quality finish.

4. General Facility and Grounds Upkeep

The following tasks have been completed to maintain the aesthetic appeal and safety of the association grounds:

- [x] Power Wash (North Side) — **Completed**
- [x] Re-paint sign posts — **Completed**
- [x] Play Yard Latch replacement — **Completed**
- [x] Play Park cleanup (Damaged pots removed) — **Completed**
- [x] Signage installation (Non-smoking/Non-vaping) — **Completed**

Landscaping Notice: X-Scape is scheduled for April 16 to address weed control, perimeter trimming, and grass cutting.

5. New Resident Pass System Rollout

We are modernizing our access protocols through the implementation of a new pass system. Metronet has already been installed to provide the necessary technological infrastructure. The transition remains on schedule for the start of the season.

- **Anticipated system installation completion:** April 30
- **System testing:** May 1

Residents may pick up their new passes at the Grill during the following designated times:

New Pass Pick-Up Schedule

Date	Time
Saturday, May 2	2:00 – 4:00 p.m.
Monday, May 4	6:00 – 8:00 p.m.
Tuesday, May 12	6:00 – 8:00 p.m.
Thursday, May 21	4:00 – 6:00 p.m.

6. Summary of Upcoming Deadlines

To keep the Board apprised of immediate operational priorities, the following critical dates have been established. Please note that the specific Health Department inspection date will be finalized once the April 30 GFI evaluation and May 1 pool repairs are confirmed.

- **April 16:** Landscaping/Weed Control.
- **April 30:** Pass system installation completion and GFI outlet evaluation.
- **May 1:** Pool leak repair commencement and pass system testing.
- **May 2:** Resident pass distribution begins.
- **May 9:** Final painting for restrooms.
- **May [TBD]:** Health Department Inspection.

7. Closing

Further maintenance requirements and system updates will be reported to the Board as they are discovered.

Melody Wisely
Pebble Brook Amenities Association