

PEBBLE SHORES CONDOMINIUM ASSOCIATION

STRATEGIC PLANNING COMMITTEE MEETING

Wednesday, March 1, 2017, 6:30

The meeting was called to order by Becky Easlick at 10.03 a.m. Other members present were Doug Macbeth, Bobbi Jo Dunn-Mendez, Don Whitehouse, Darlene Reynolds, and Carole O'Connell.

Notice of the meeting was posted on February 27, 2017.

Becky opened the meeting by describing the two major purposes of the Strategic Planning Committee:

1. Provide a forum for discussion of current issues and identify agenda items for upcoming board meetings, and
2. Develop a long-range strategic plan to serve as a guide to preserve, maintain, and improve the Association and its common elements.

The committee consists of all directors and standing committee chairs, plus three volunteers.

Topics for Discussion

1. Welcome Kit-

Also known as the Unit Owner Information Kit
Always undergoing continual updating
Available on the Pebble Shores Website
A reference copy will be available in the clubhouse library
Owners are encouraged to share it with their tenants

2. Drinking Fountain-

Is in need of replacement (rusting and not cooling)
Sentiment of those in attendance favored replacing it with a similar unit

3. Parking-

A Vehicle Parking Committee has been formed
The committee will review current rules/procedures and make recommendations to the Board
General discussion was held about the many troubling issues involved with vehicle parking

4. Drainage-

Becky summarized the problem of rainwater runoff throughout the complex
Follow-up discussion took place relative to the ETI presentation of February 22

Involvement of the membership in decision making and funding issues are major concerns

Becky will seek guidance from Attorney Falk regarding any procedural or legal implications

The possibility of doing the project in stages is an option for consideration

5. Surveillance System & Phone-

The clubhouse/pool camera surveillance system needs upgrading

Internet and non-internet monitoring alternatives are available

Establishing phone service for conference calling is a necessity for seasonal directors

Bobbi Jo and Becky are continuing to gather information and will report later

6. Pool Furniture and Bike Racks-

Probably not adequate space for additional pool furniture

Some of the furniture is wearing out, but still suitable for the present time

No need was expressed for adding more bike racks

7. Staggered Board Terms/term limits-

The discussion didn't generate strong feelings for changing the current situation

8. Capping Future Annual Rentals-

Currently about 23% of our units are occupied by annual lessees

Those in attendance supported the proposition of limiting/reducing this number

Because this could have procedural/legal implications, Becky will seek the advice of Attorney Falk

The topic may be added to the next Board of Directors meeting for discussion and possible action

9. Other-

A question was asked about the status of the fence proposal. Becky indicated that she will need additional information from the advocate before moving forward.

Concern was raised about the efficiency of our irrigation system. Are plants getting the proper amount and frequency of watering for proper growth? Members of the landscaping committee are working with Latitude 26 to monitor and regulate the system.

10. Next Meeting-

The next meeting of the Board of Directors will be held on Thursday, March 16, 2017 at 6:30 p.m.

No date has been set for the next meeting of the Strategic Planning Committee

11. Adjournment-

The meeting was adjourned at 12:14 p.m. by acclamation.