

**PEBBLE BEACH VILLAS CONDOMINIUM ASSOCIATION  
ANNUAL MEETING**

**MEETING DATE:** January 14, 2013

**MEETING TIME:** 10 AM

**MEETING PLACE:** Pebble Beach Villas Clubhouse

**ELECTION OF CHAIRMAN:** Motion by Al Jakelis to elect Bob Carter chairman, seconded by Susan Hansen

**CALL TO ORDER:** The meeting was called to order by Bob Carter at 10 AM

**PROOF OF NOTICE:** Notice was put on all Bulletin boards 24 hours in advance

**ROLL CALL:** Bob Carter, Bette Tsoutsouras, Catherine Dowhan, Ralph McCrea, Al Jakelis, Bud Rodgers, Susan Hansen

Rick Kimes informed us a quorum was met for the meeting.

**READING OF OLD MINUTES:** Motion was made to waive the reading of the minutes by Bob Carter and seconded by Bette Tsoutsouras.

**FINANCIAL REPORT:** Ralph McCrea

We have \$285,067.91. in total assets. We spent \$13,000. on the removal of dry wood termites which includes yearly inspection and treatment. Cash on hand is \$ 39,874.67. There is \$17,000 outstanding, cost of resealing the driveways. We spend \$71,000 on the painting of all buildings. Accounts Receivable are \$29,324.14 which includes prepaid insurance. The increase in monthly fees for owners goes to the reserve account. There is an owner that owes approximately \$3000. in back fees. Further action will be discussed by the Board and Mr. McKenna.

Bette Tsoutsouras completed and distributed our 2012 PBV Directory.

Bob Carter informed us there is a lap top available for Internet use in the Clubhouse.

**ADJOURNMENT:** Bob Carter adjourned the meeting at 10:22 AM, seconded by Bette Tsoutsouras.

Sincerely,  
Catherine Dowhan