

PEBBLE BEACH VILLAS CONDOMINIUM ASSOCIATION, INC.
Proposed 2018 BUDGET BOARD MEETING
NOVEMBER 9, 2017

Call to Order: President Ralph McCrea called the meeting to order at 10:00AM.

Proof of Notice: posted on all fifteen bulletin boards 48 hours in advance.

Roll Call: Ralph McCrea, Susan Hansen, Bud Rodgers, Al Jakelis, Bob Gardell, Catherine Dowhan

Proposed Annual Budget for 2018:

Ralph noted the 3 % increase in management fees. This would be about .50 per household. We discussed the proposed budget line by line. Ralph felt we might need Building operations & Maintenance increase. Bud felt we might need a special assessment. We discussed using the contingency fund for emergencies. We propose increasing the Monthly Reserve Contribution per unit from \$42.00 to \$ 51.00. The Monthly Assessment per unit would increase. The Total Proposed Operating & Reserve will be \$348,222. The proposed painting Reserve fund will increase to allow for one year painting costs instead of two years. We can lower the budget cost for the irrigation supplies and repair due to the installation of a new system this year

We corrected the Cleaning/ Maintenance budget line. The Clubhouse cleaning is weekly for six months and biweekly for six months.

Al mentioned we need to install a new stove in the Clubhouse.

The roof repair by Crowther will start in the first week of December with building A.

Adjournment: Ralph McCrea adjourned the meeting at 11:25.

Sincerely,
Catherine Dowhan