

## **PEBBLE BEACH VILLAS**

### **Draft-BOARD OF DIRECTORS MEETING MINUTES-Draft**

**MEETING DATE:** Tuesday, November 28, 2023  
**MEETING TIME:** 10 AM  
**MEETING PLACE** PBV Clubhouse with Zoom Call In

1. **Call to Order:** Peter Probasco called the meeting to order at 10:07 AM.
2. **Roll Call:** Present in the Clubhouse were Peter Probasco, and Don Groshong. Present by Zoom were Steve Croft, Dave Chisholm, and Ken Quinn. Absent: Kevin Kelly and Bette Tsoutsouras
3. **Approval of November 8, 2023 Board Meeting minutes:** Don Groshong made a motion to approve the minutes, Peter Probasco seconded the motion and all approved.
4. **Discussion of Resolution #1** resulted in a motion to specify that the possible second special assessment of \$375,000 is only an estimated amount since we do not yet have actual cost number for metal roofing. The discussion also stated that if metal roofing is approved the existing sanitary and dryer roof vents would remain.  
Shingle Roofing special assessment vote: The Board approved the change and the approved wording is shown below. Don Groshong read resolution #1.

**Resolution #1: Roofing Special Assessment:** Resolved that the Board approves a special assessment of \$470,000 to be assessed against all Owners at the prorated rate as provided in the PBV Control Documents. Such assessment shall supplement the 2024 year-end Roofing Reserve balance to fully fund the replacement of existing roofing and repairs required to fully comply with all zoning requirements; to replace existing gutters and downspouts; to improve existing strapping and apply new brackets/clips needed to strengthen roofing structure. This special assessment is due January 15, 2024. If metal roofing is approved by Owners at a January 2024 owners meeting, this assessment will be used to fund metal roofing and may be supplemented by an additional special assessment estimated to be \$375,000 in early 2024..

5. **Board Position Letter on Pickleball:** Don Groshong made a motion that we defer this discussion to allow the Board more time to complete its deliberations. Don assured Owners attending the meeting that the Pickleball Committee report and the Board letter would both be a part of the December 8, 2023 Elliott Merrill mailing to Owners

regarding the January 8, 2024 Owners' vote on painting pickleball lines on the tennis court. The motion to defer was seconded by Ken Quinn and approved.

6. **New Business:** Based on October discussions with roofing vendors, Ken Quinn described key features of metal roof—including color. Key features for metal roofs are: low heat absorption, high reflectivity and a textured surface—to avoid an oily appearance. According to manufacturer's information, a light gray roof color offers the best blend of high reflectivity, low heat absorption, and ability to not show wind blown dirt which does accumulate on roofs. A roof sample with the recommended light gray color (called Cityscape) was shown to the 25+ owners attending and all agreed it was good color. Further information on this will be included in the December 8, 2023 Elliott Merrill mailing to Owners for January 8, 2024 Annual Owners Meeting.
7. **Adjournment:** The meeting was adjourned at 12:45 PM.