**PINEHURST AT WALDENWOOD HOMEOWNERS ASSOCIATION**

 **JANUARY 25, 2016**

**ANNUAL MEETING MINUTES**

Time and Place

The meeting was held at Penny Creek Elementary School Library.

The meeting was called to order by Mr. Winks at 6:40pm.

Present

The following Directors present were Chris Winks, Susan Parks, Chuck Kaufman and Christian Fraley. Tina Jackson from EMB Management was also present. Two members of the ACC Committee, Doug Stewart and Jason Russell were there.

Approval of Minutes

The Annual Meeting Minutes for January 28, 2015 were approved and seconded by Homeowners.

Business

Tina Jackson presented the mailing for Proof of Notice.

A Quorum was established with a total of 30 Homeowners and Proxies.

Chris Winks President’s Report

The President was happy to report that the Reserve Fund is well funded. The areas that the HOA maintains –fencing, tree services, ponds and some roads costs will be met. Budget info is on the website for Homeowner viewing.

Treasurer’s Report

Tina reported that some past due accounts have been collected. The total dues still outstanding are much less than the year before. 9 Homeowners are in default and 1 in settlement.

ACC Committee Report

Doug Stewart reported that the committee monitors yard maintenance, gives parking support, and approves request forms for projects. Doug reported that a mailbox was damaged beyond repair and that a new replacement is needed as soon as possible. A police report was filed.

Homeowners Questions and Concerns

Sanding and snow removal- the development has county roads but HOAs are low on the list for these services. It would be expensive for HOA to pay for these services but possible.

Renters- renters must abide by all HOA rules and the Homeowner is responsible for violations.

Park- wet areas problems. Check on this in spring.

Halloween decorations and Christmas lights still up at some homes. Tina will send out friendly reminders to remove these.

One Homeowner requested a solar panel speed register to be installed on 47th street to slow down traffic. This will be considered at Executive Board Meeting.

It was reported that someone is following parcel deliveries and are stealing the packages off the door steps.

A rental home is installing a trash can holder in front of home near the street. This is in violation of R&Rs. Tina will follow up.

Parking:

It is difficult for busses to move through the neighborhood on 113th with the vehicles parked at the corner.

Parking at entrance to the development is a hazard to incoming traffic as it is difficult to see traffic coming out of the neighborhood.

111th street has parking problems. Homeowners that violate parking rules are not part of the association. Doug Stewart suggested adding them to Pinehurst. Tina will check with condo law.

Unfinished Business

No unfinished business.

New Business

Tina Jackson thanked the Board for their service and that President Chris Winks will be leaving the Board. He will be missed. Thank-you, Chris.

Election of a Director

John Choiniere is the new Board Member for Pinehurst.

Next Meeting

The next Board of Directors meeting will be Monday, February 22nd, 2016 at 7pm. The place is Mrs. Parks Home.

Adjournment

Since there was no further business the meeting was adjourned at 7:49pm by Chris Winks.

Submitted by: Susan Parks