

Pinehurst at Waldenwood Homeowners Association

Minutes of the Board of Directors Meeting

16-Feb-2011

Time and Place

The Directors of the Pinehurst at Waldenwood Homeowners Association met on Wednesday, February 16, 2011. The Meeting was held at Jim Cox's home at 10919 51st Avenue SE, Everett, Washington.

Association Vic-President Jim Cox called the meeting to order at 7:00 PM.

Present

The following Directors were present at the meeting: Steve O'Donnell, Jim Cox, Afsheen Khamooshi and Kerry Cole represented the management company, EMB Management. Mr. Cox acted as chairperson and Sally Cox as secretary for the meeting.

Approval of Minutes

Due to Donavan Hoepcke's absence there were no minutes from the October 20, November 17, 2010, or January 19, 2011, to review and approve.

The board agreed to review and approve those minutes and the minutes from this meeting by e-mail so they can be posted to the association web site prior to the March Annual Meeting.

Financial Statements

The board reviewed the balance sheet and income statement for the month ending 12/31/2010 and 1/31/2011. The Balance Sheet Report as of 12/31/2010 was also reviewed. There were no questions about financials and the reports were approved.

Delinquency Write-off

A former homeowner whose account was in collection has gone through bankruptcy and our only recourse is small claims court. Due to the amount involved and the costs associated with collection O'Donnell moved and Cox seconded to write the account off. Motion passed.

Kerry got a call from another homeowner who is two years in arrears because statements have been sent to the wrong address. The homeowner requested waiver of the late fees and the board concurred. Kerry will so notify the homeowner.

Open Items

The board voted to change the start time of its future meetings to 7:00 p.m.

Blackberry take over.

Steve O'Donnell reported that blackberry vines from his neighbor's yard are still coming over, under, and through their shared fence into his yard. Kerry will send the homeowner a letter giving him two weeks to address the issue and then send in the landscapers at the homeowner's expense.

Spring Garage Sale

The spring garage sale is scheduled for May 14, the Saturday after Mothers' Day.

Linda Worden, lkworden@frontier.com, is coordinating this event. If you want to help, contact Linda.

Summer Cookout/Barbeque

The board will sponsor a cookout/barbeque in the park some time in July. More details to follow.

Next Meeting

The next meeting will be the Annual Meeting held at Penny Creek Elementary on March 16 at 7:00 p.m.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 7:42 pm.

Submitted By:	Jim Cox	Checked By:	
	Vice-President		