

Pinehurst at Waldenwood Homeowners Association
Minutes of the 2015 Annual Meeting
1/28/2015

Time and Place

The Directors and members of the Pinehurst at Waldenwood Homeowners Association met on Wednesday January 28th 2015. The Meeting was held in the Penney Creek Elementary School Library, as advertised by the Official Notice dated January 12, 2015.

The meeting was called to order at 6:30pm by Mr. Winks.

Present

The following Directors were present at the meeting:

Chris Winks
Mark Prentice
Patti Oleson

Brenda Jacobs represented the management company, EMB Management

Approval of Minutes

The Board Meeting Minutes for January 21, 2014 were approved; Motioned Mr. Prentice, seconded by Mr. Winks. In addition, a unanimous show of hands was raised approving the minutes.

President's Report

Mr. Winks provided a brief verbal highlight of significant HOA activities in 2014.

- Split billing for assessments was attempted in 2014 with limited success. The idea was to provide the option of paying dues in two payments, but the change caused a lot of confusion. In 2015, the HOA returned to a single assessment payment and due date.
- There was a successful Homeowner-inspired project to maintain and update the triangle park playground. Important maintenance of playground equipment, picnic tables, and benches were completed. In addition, the homeowner involvement helped the HOA Board prioritize the refreshing of wood-chips in the playground area. Individual homeowner involvement makes a significant difference in our neighborhood. Thanks to all that helped.
- In 2013 there was an initiative to refresh our neighborhood mailboxes. Unfortunately, the weather changed before all mailboxes were repainted in 2013. That project was completed in 2014.
 - The discussion of mailboxes opened up questions regarding mailbox-locks, which are the responsibility of individual homeowners. While locks are readily available at local hardware stores and homeowners can change their own locks, this becomes more challenging if the lock fails or if keys are lost. If a lock becomes inoperable, it can still be replaced but the Postal Service must be contacted to coordinate opening the front cover to enable the repair.
- Tree Maintenance in the Native Growth Protection Area in 2014 involved completion of the must-do list provided by the HOA's contracted arborist consultant. Communications and relative-priority concerns were raised and acknowledged, but the key point being that all known at-risk trees in the NGPA are now resolved and we can revert back to monitoring mode for this shared-ownership area.

- One area where homeowner responsibility remains unclear involves the NGPA area behind an owner's private fence....and the formal border of the NGPA. State and County rules regarding NGPA areas imply approval is needed for tree maintenance, but authorization is deferred to HOA organizations for maintenance that follows conventions and rules for NGPA maintenance. If homeowners have concern about a tree in the NGPA, or in the area between their fence and property line, they should contact the HOA to clarify both responsibility and process for taking action if a real issue is confirmed professionally.
- Recent wind-storms in our area have caused failures of HOA fences, particularly in the pipeline corridor. The HOA has received a quote for repair of damaged sections.

Treasurer's Report

Patti Oleson briefly presented financial highlights of the 2014 financial year. It was noted that the annual financial report presently shows a \$720.25 surplus. Traditionally, the HOA Board has allocated any surplus funds in a given year to the long-term Reserves account. The roll-over into reserves was proposed by Winks and seconded by Prentice. An informal show-of-hands confirmed agreement from the meeting attendees.

Architectural Control Committee (ACC)

Per CC&R documents, the ACC must be consulted for approval regarding all significant external changes to homes and homeowner property.

The ACC activity in 2014 was relatively light compared to recent years. Twelve requests were submitted and approved within the year. Spring is traditionally the busy time for homeowner ACC submittals.

The ACC is actively looking for volunteers to help review and process requests. The ACC is a shared-responsibility function for all homeowners in Pinehurst, and volunteer participation is required to keep this functioning efficiently so requests can be processed quickly.

Social Committee

The Social Committee does not formally exist, but the HOA does continue to budget for a small number of social functions. The only "social" activity that continues is the Spring and Fall Garage Sales, which is minimally supported by HOA Board members which must schedule specific dates, communicate to the community, and submit free advertising on web sites such as Craig's List.

New Business

- The Pipeline fence repair was discussed in the President's Report. The New Business topic was regarding the scope of "repair" needed. One of the critical functions of the HOA is planning for obsolescence of shared-ownership assets in our community, and long-term savings so that repairs can be funded without Special Assessments to the community. Planning is done through the Association Reserves audit and reporting (see web site "Files" section for details). Fence posts in the HOA owned fence are failing due to normal aging of this short-lived asset.

The “repair” of the damaged fence sections must consider how many other sections are near or at failure state because of rot or other age degradation.

- There was a short discussion of planned and funded 2015 landscaping work at the entrance to the triangle park. One homeowner with a landscape design background showed interest in the activity and may be consulted when specifics of the activity are defined and approved by the 2015 HOA Board.
- There was a long and energetic discussion of community parking issues, and specific cases of large vehicles unable to fit in garages being routinely left on-street in violation of CC&R rules. The board confirmed that warning letters are issued, with follow-up fines issued to homeowners in violation of CC&R parking rules. The typical challenge in enforcement of parking violations remains confirmation of a vehicles’ relationship to home address. The HOA Board encourages all homeowners to monitor and report parking in violation of CC&R restrictions and to include clear statements regarding evidence of the home-address owning the violation.
- Selection of Officers was mandatory at this meeting, because two of the existing three board members are retiring after full terms. Four homeowners volunteered and were confirmed through a show of hands by meeting attendees. The new board members will define their own 2015 HOA Board roles outside of the Annual Meeting. Chris Winks will stay on the Board for one additional year. New board volunteers were as follows:
 - Kody Riddle
 - Christian Fraley
 - Charles Kaufman
 - Susan Parks

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 7:37 PM.

Submitted By:	Checked By:
Mark Prentice	Oleson, Winks, Jacobs