

Pinehurst at Waldenwood Homeowners Association  
Minutes of the 2015 Budget Ratification Meeting  
11/20/2014

**Time and Place**

The Directors and members of the Pinehurst at Waldenwood Homeowners Association met on Thursday, November 20, 2014. The Meeting was held in the Penney Creek Elementary School Library, as advertised by the Official Notice dated October 29, 2014.

The meeting was called to order at 7:01pm 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 September 9, 2014 were approved; Motioned Mr. Winks, seconded by Mrs. Oleson.

**2015 Budget Discussion**

Mr. Winks provided a brief verbal highlight of major items, or areas of change, in the 2015 budget as compared to the 2014 budget.

Mr. Winks asked if there were budget items needing clarification or discussion. No questions or discussion on budget line items followed.

**Other Homeowner Discussion Topics**

Several items were raised by Homeowners as issues of concern, disappointment, or for discussion.

- NGPA Tree Maintenance summer 2014
  - See the September 9, 2014 Board Meeting minutes for an introduction to this topic.
  - In addition of inadequate communication about access to back-yards, several homeowners indicated their disappointment with the quality of work done by Davey Tree Service.
  - Action: EMB to coordinate communication by Davey Tree Service arborist to clarify if quality of work was poor or if the explanation by pruners was inadequate.
- Street Parking
  - Repeat homeowner complaints have been made regarding a homeowner routinely parking a limousine in front of their home, in violation of HOA parking regulations. In addition, the same house has been the source of loud music at

night. The homeowner was notified that the HOA is already sending parking notices to this homeowner. In addition, noise complaints should be issued to the Snohomish County Sheriff's department.

- There was a question about the early 2013 communication from the Board regarding Verizon interest in adding a new cell site to the existing Puget Sound Energy power poles on Pinehurst HOA property. The early 2013 interest was from a site-finding subcontractor to Verizon, where the HOA Board indicated openness to hear more information. There has been no communication from Verizon on this potential-project and no contract or potential contract have been even exchanged.

**Next Meeting**

The next planned meeting for the Board of Directors will be at the HOA Annual Meeting in January. The specific date and location for the Annual Meeting have not been set.

**Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 8 PM.

Submitted By:	Checked By:
Mark Prentice	Chris Winks