

Pinehurst at Waldenwood Homeowners Association
Minutes of the Annual Meeting
1/21/2014

Time and Place

The homeowners of Pinehurst at Waldenwood met on Tuesday, January 21, 2013. The Meeting was held at Penny Creek Elementary School.

Association President Mark Prentice called the meeting to order at 6:35pm

Present

The following Directors were present at the meeting:

Mark Prentice	President
Chuck Christensen	Vice President
Patty Oleson	Treasurer

With 46 homeowners represented in person and by proxy, a quorum was established. Seventeen (17) other homeowners were present at the meeting but a Quorum of homeowners was established with proxy forms.

Brenda Jacobs represented the management company, EMB Management

Each of the 17 homeowners in attendance introduced themselves.

Approval of Minutes

The 2013 Annual Meeting Minutes were approved without changes (motion by Prentice | seconded by Chris Wicks)

Presidents Report

Mark Prentice provided a report of the highlights of the past year including, financial health, the fallen NGPA Tree, NGPA Management Activity, and problems maintaining a full/functional Board. There was some discussion about reserve funding, addition of possible Verizon cell tower on HOA property bringing in \$400/month income, and NGPA management

Treasurer's Report

Patty Oleson provided a review of the 2013 year-end financial reports looking at budget versus actuals. It was moved and seconded that any surplus funds at the end of the year should remain in the operating budget to help cash-flow. (Motion by Oleson | seconded by Ben Borland)

Architectural Control Committee Report

Doug Stewart provided a review of the ACC activity in 2013. The ACC Report included discussion about the process for gaining approval for a submission.

- 15 Submittals
- 13 Approved
- 2 Denied

Approved ACC Requests

- 1 Raised Flower Bed
- 2 Fence Structures
- 1 Play structure (in back yard)
- 2 Homes re-painting color matching
- 1 Driveway extension
- 1 Patio extension (build out)
- 1 Patio (2nd Level)
- 1 Concrete Deck Extension
- 2 Satellite dish installation
- 1 Backyard Gazebo

Disapproved ACC Request

- 1 Front Yard Artificial Turf request
- 1 Back Yard Deck Extension (Revised and approved)

Neighborhood Work Performed

- Assisted in repair of entrance lights
- Installation of Holiday Lights

2014 Plans

- Two ACC meetings (One in early April & one on early August)
- Continued support of street parking
- Active in yard appearance

New Business

Playground Work Party – There was discussion about forming a group to do a work party in the spring. Including pressure washing, putting in new bark, and making minor repairs to play equipment. A signup sheet was circulated in the meeting for the work party.

Lower the speed limit – The roads are owned by the county and there is little that the association can do regarding speeders. There was an idea of putting up a speed sign that would track and display the speed of vehicles.

Parking on the street – Comment was made regarding difficulty getting in and out of the development when cars are parked on the street

Election of Directors

The following homeowners were elected to the board

Chris Winks
Pam Kotynski
Abieku Ashun

Adjournment

There being no further business, the meeting was adjourned at 7:58pm

Submitted By:	Checked By:
Chuck Christensen	Patti Oleson, Mark Prentice