

Pinehurst at Waldenwood Homeowners Association  
Minutes of the Board of Directors Meeting  
12/3/2012

**Time and Place**

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The Directors of the Pinehurst at Waldenwood Homeowners Association met on Monday, December 3, 2012. The Meeting was held at Hal Parks' home.

Association President Chris Winks called the meeting to order at 7:05pm

**Present**

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The following Directors were present at the meeting:

Chris Winks	President
Chuck Christensen	Secretary
Ben Bourland	Vice President
Hal Parks	Member

Keri Metz represented the management company, EMB Management

**Approval of Minutes**

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October Meeting Minutes were approved without changes (motion by Bourland | seconded by Parks)

**Financial Statements**

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The board reviewed the balance sheet and income statement for the month ending October 31, 2012.

**Open Items**

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**Mailbox restoration** – In process, WB General Contractors will complete the remaining 6 mailboxes in the spring. The community will pay for the remaining mailboxes when they are completed.

**Front Entry Lighting** – The board is looking for options for the front lighting system Bourland and Parks have researched new lighting systems and reported to the board. Bourland recommended replacing the 6 up-lights with commercial grade unit costing \$60 each. Bourland will provide the board with additional documentation regarding these lighting units.

**Fence on 116<sup>th</sup>** – Parks inspected the damage and made minor repairs. The board will re-inspect and take appropriate further action at the April meeting.

**Balance Reminders to Owners** – The board discussed sending reminder notices on a regular interval to homeowners are past due. The board decided to table this topic until the next meeting.

**New Business**

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**Parking Enforcement Options** – Kari has contacted the Snohomish county sheriff about sending a patrol out to ticket cars on the sidewalks, she is waiting for a response. The board discussed other options for advising homeowners of parking polices

**Annual Meeting Items** – The board discussed a plan on making sure it is able to adequately talk to all of the current Community topics such as, parking, landscaping, nine additional houses, and the budget. The board also discussed the board members whose term is ending this year, these include Bourland, Parks, and Winks. The board decided to have the annual meeting at the end of January with packets sent to homeowners in the next few weeks, packets will include; Notice Letter, Board Interest Form, Proxy Form, 2013 Annual Budget, and Prior Years Annual Meeting Minutes.

**Homeowner Delinquencies** - The board discussed the remaining delinquencies and asked Keri to pull some reports to find out how many homeowners are still delinquent for the current year’s dues and who has moved out of the community but are still delinquent on dues. The board wants to explore avenues for retrieving monies owed by homeowners who have sold their homes and are no longer in the community. The board discussed the idea of working with a collection agency rather than the Condo Law Group in some cases. The board also discussed the idea of providing a payment option to homeowners for the 2013 dues, with two payments one in January and a second in June and if there should be an additional fee to cover the cost of the two payment option.

**Next Meeting**

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The next meeting will be on Monday January 7<sup>th</sup> 2013 at 7:00 p.m. at the home of Mr. Winks.

**Adjournment**

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There being no further business to come before the Board, the meeting was adjourned at 8:01pm (motion by Bourland | second by Parks)

Submitted By:	Checked By:
Chuck Christensen	