

Pinehurst at Waldenwood Homeowners Association
Minutes of the Board of Directors Meeting
4/2/2012

Time and Place

The Directors of the Pinehurst at Waldenwood Homeowners Association met on Monday, April 2, 2012. The Meeting was held at Chuck Christensen's home.

Association President Chris Winks called the meeting to order at 7:02pm

Present

The following Directors were present at the meeting:

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

Keri Metz represented the management company, EMB Management.

Approval of Minutes

March Meeting Minutes were approved without changes (motion by Winks | seconded by Capps)

Financial Statements

The board reviewed the balance sheet and income statement for the month ending March 31, 2012. Dirk reported that he met with the staff accountant from EMB Management to get caught up on the delinquency report.

Keri has started to contact the delinquent home owners, most report that they are having financial hardships but are willing to make payments. ~50 homeowners are currently delinquent with the majority of them being delinquent on the current year's annual dues.

Condominium Law Group requested the board to recommend next action on homeowners of Lot 63. The home has been sold since the delinquency. The board would like to know if there was a lean against the house before it was sold? Keri will research and report back to the board.

Open Items

Hole in the basketball court - The board received a quote from Greenway Landscaping at a cost of \$57.00 for the repair. It was unclear from the quote exactly what work would be done and what materials would be used. Keri will follow up to get a scope of work details.

Landscaping on 44th – The board received a quote from Greenway Landscaping to add a split rail fence to run along the east side 44th from the end of the road out to where it joins 116th St. SE. The board requested that Keri get two more bids for the split rail fence and that the fence be setback five feet from the road to allow for a future planted area.

Delinquency tracking - Keri is working on contacting all the homeowners who are delinquent at this time. However, Keri reports that in many cases the only contact information we have is a mailing address. The board agreed to send letters to those homeowners, Ben agreed to find or develop a letter.

There was a discussion about how to capture better contact information for general communication with homeowners. The board members agreed to canvas the development with information about the website and a paper form to collect contact information from homeowners. Ben agreed to set up a webpage on the website to collect information and develop a paper version with a minimum number of questions.

Garage sale – The next community garage sale will be the last Saturday in April (April 28th). Keri has the tent sign and will check to see if the banner is in storage or still with Steve O'Donnell.

Front entry light – The board approved the purchase of two LED bulbs as a test of the functionality before purchasing all new bulbs. Chuck will follow up with Doug Stewart to make the purchase.

Mail boxes – The board requested a bid for cleaning all 18 mailboxes in the development. Doug Stewart will contact a vendor to get the bid. The Mail boxes are not scheduled for replacement until 2014.

Landscaping Violation – Keri reported that a homeowner called about a landscaping violation they received back in 2009 that now includes past due fines. The homeowner requested that the board waive the fine. The board agreed to waive any late payment penalties but agreed that the original violation fee should be charged.

New Business

Spring landscaping newsletter - The board agreed that the landscaping newsletter should be written by the architectural control committee and notices of landscaping violations should follow within three weeks.

Park very wet – A homeowner reported to a board member that the ground at the park is very wet and muddy even prior to the recent rain storms. It is unclear to the Board why the park should be so wet as we are not running the sprinkler systems yet. Dirk will follow up with the Silver Lake Water District to have them inspect.

Solar panels – It was reported that a homeowner recently added solar panels to the roof of their home without the approval of the architectural control committee. The board asked that a notice be sent to the homeowner.

Next Meeting

The next meeting will be on April 2, 2012 at 7:00 p.m. at the home of Dirk Capps.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 8:42pm

Submitted By:	Checked By:
Chuck Christensen	