Pinehurst at Waldenwood Homeowners Association

Minutes of the Board of Directors Meeting

4/29/2013

**Time and Place**

The Directors of the Pinehurst at Waldenwood Homeowners Association met on Monday, April 29, 2013. The Meeting was held at Mark Prentice’s home.

Association President Mark Prentice called the meeting to order at 7:03pm

**Present**

The following Directors were present at the meeting:

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| Mark Prentice | President |
| Chuck Christensen | Vice President |
| Patti Oleson | Treasurer |
| Genevieve Ripley | Member at Large |
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Keri Metz represented the management company, EMB Management - attended via telephone

Phil Ripley - Homeowner in Attendance

**Approval of Minutes**

March Meeting Minutes were approved without changes (motion by Prentice | seconded by Oleson)

**Financial Statements**

The board reviewed the balance sheet and income statement for the month ending March 31, 2013

**Open Items**

**Pinehurst Website Sign** – There is an A-Frame sign that will now be put out prior to events such as the community garage sales and annual meetings.

**Community Park Clean-Up** – The board discussed organizing a clean-up day this summer. Phil will inspect the park; identify the tasks and location of water source for pressure washing.

**Status of Airport Noise Action Items** – The notice has been posted on the website; so far there has been one response

**Pinehurst Entrance Replace Tree or Not** - Stump is still there, Keri will follow up with Greenway to find out when the stump will be removed and get a quote for replacing with a smaller plant such as a rhododendron . The board will inspect the area and take recommendations on next steps.

**New Business**

**Board of Director Positions** – The board discussed current board positions, Rocky Rutland confirmed via email prior to the meeting that he would like to still be on the board as the secretary. Genevieve resigned her position and Phil was appointed by the board as member at large.

**Superior NW Green Space Inspection Proposal** – The board reviewed a proposal from Superior NW to do an inspection of NGPA with a report to identify hazardous trees at a cost of $2589.69. Keri will follow up and find out if this is an annual cost or if follow up reports would be less.

**Emergency Tree Removal** – Upon initial inspection of the NGPA Superior NW Green Space identified 2 trees as hazardous; the trees will be removed on 4/30/13.

**Storage Unit Key / Access** – Keri has a Key to the storage unit, and there is a list of approved people that are authorized to get access. Keri will make a copy of the key and give the copy to Mark along with instructions on how to get access to the unit.

**Snohomish County Detention Pond Maintenance** – Pinehurst owns three runoff ponds at the bottom of the development. Snohomish County has agreed to do a one-time maintenance of the ponds at no cost to the association. The scope of the Snohomish County maintenance activity will involve clearing of growth in and around the ponds, as well as some repairs to the valves and drainage infrastructure.

**Quarterly Reminders to homeowners** – The board discussed the quarterly reminders that are being sent to homeowners with a balance owed to the association. The first reminders went out in March; Keri will check to see if any new payments have been received.

**Spring Cleaning notice** – The board discussed developing the annual spring cleaning letter that is mailed to all homeowners. It was decided to review the letter that was sent last year and have it come from the architectural review committee.

**Fence Maintenance** – The fence owned by the association that runs along 116th and along the pipeline trail is in disrepair. The board requested that Kari get a quote from WB General for repairing and painting. The goal is to have the fence work done when WB returns to finish the work on the mailboxes once the weather improves.

**Next Meeting**

The next meeting will be on June 3, 2013 at 7:00 p.m. at the home of Patty Oleson

**Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 8:35pm (motion by Prentice | second by Christensen)

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| Submitted By: | Checked By: |
| Chuck Christensen | Patti Oleson |