

Pinehurst at Waldenwood Homeowners Association
Minutes of the Board of Directors Meeting
4/29/2014

Time and Place

The Directors of the Pinehurst at Waldenwood Homeowners Association met on Tuesday, April 29 2014. The Meeting was held at the home of Chris Winks

The meeting was called to order at 7:03pm by Winks.

Present

The following Directors were present at the meeting:

Chris Winks
Patty Oleson
Abieku Ashun
Mark Prentice

Brenda Jacobs represented the management company, EMB Management

Approval of Minutes

Given that there was no Board Meeting in January the December 2013 minutes needed to be formally approved. Approval motioned Prentice, seconded Oleson.

The Board Meeting minutes for February were approved. Motioned Ashun, seconded Winks.

Financial Statements

Approximately 31 owners have not paid their 1st biannual assessment payment resulting in a delinquency for the month of February as \$19,894. Thirty homeowners have paid their full assessment for the year.

The \$25 per month late fee will be assessed to the 31 owners who are delinquent, per the Pinehurst HOA Collection Policy.

Open Items

- Playground – The playground equipment vendor had been unable to find a replacement “bubble” because the product is old. Recently, the correct bubble was been found and will be sent to Greenway Landscape for installation.
- Spring Park Clean-up
 - James Moyes has initiated communication on the nextdoor.com web site regarding a Playground Repair day for the triangle neighborhood park. The volunteer group is considering both the weekend of May 16-18 and/or the weekend of May 30-June 1st. The latest update was assuming wood-chip installation the weekend of May 30-June 1st.
 - The HOA is committed to fund materials, and will coordinate with Greenway regarding delivery of wood-chips.

- Mailboxes – Two years ago, the majority of the Pinehurst neighborhood mailboxes were repainted. Unfortunately, 5-6 mailboxes were not completed because of rain late in the 2012 season. The original company was not interested in following up during the summer of 2013. Brenda has a different resource available, and will coordinate for completing the refurbishment summer 2014.
- Potential Verizon Tower – The board discussed and reviewed information presently available regarding a potential Verizon Cell Tower addition at the top of the neighborhood. The location proposed is an existing utilities corridor with an existing AT&T Cell Tower across the street. If this project happens, it would bring in approximately \$500/month additional income to the HOA over a number of years. At this point, no specific proposal has been received from Verizon. The Board reviewed engineering drawings from a similar project in Arlington, and is conceptually in agreement to proceed into negotiations and consider a formal proposal with Verizon if or when it is provided. The board discussed possible allocations of additional income to landscape improvements to help the most-impacted homeowners.

New Business

- Garage Sale – The general trend in Garage Sale participation appears to be downward. The HOA may want to consider alternative weekends or, if any homeowners are interested to lead, more internal advertising for future Garage Sales.
- Home Rentals – The HOA is not able to restrict homeowners that chose to sublease their homes as Rentals. But, the HOA does have documented policies regarding signs in the neighborhood. The board discussed the growth of Home Rental signs in the neighborhood and what types of signs are compliant with the current rules and which are in violation. Under no circumstances are Home Rental Signs allowed at the entrance to the Pinehurst neighborhood and the HOA may choose to remove or destroy signs posted at the entrance.
- Bus Stop Traffic Violations
 - There have been intermittent complaints this year of vehicles illegally passing school-bus stops with a bus having a Stop sign extended. One recent report documented both the vehicle, license plate, and driver of the vehicle. The position of the HOA is that all such occurrences should be reported to the Everett Police or County Sheriff. Friendly reminder letters may be issued by the HOA in cases where the homeowner is known. Please remind your younger drivers that it is dangerous and illegal to pass or take a right-turn in front of a school-bus with an extended stop sign.
- Green Space Use
 - A concern was raised at the meeting regarding use of NGPA green space as a dumping ground for yard waste materials. This can lead to dumping of trees/branches and lead to distribution of seeds from invasive weeds like Dandelion. A friendly-notification letter will be issued to at least one homeowner regarding this practice.
 - A concern was also raised regarding the growth of invasive Blackberry Vines coming out of the heavily wooded NGPA into the grassy NGPA area in the lower neighborhood. Given this growth is into community NGPA space, Greenway will be asked to consider managing the progressive growth of the Blackberry Vines.

Next Meeting

The next meeting will be held June 10th, 2014 at the home of Mark Prentice.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 8:20.

Submitted By:	Checked By:
Mark Prentice	Ashun, Oleson