

Pinehurst at Waldenwood Homeowners Association
Minutes of the Board of Directors Meeting
5/7/2012

Time and Place

The Directors of the Pinehurst at Waldenwood Homeowners Association met on Monday, May 7, 2012. The Meeting was held at Chuck Christensen's home.

Association President Chris Winks called the meeting to order at 7:00pm

Present

The following Directors were present at the meeting:

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

Keri Metz represented the management company, EMB Management.

Approval of Minutes

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

Financial Statements

The board reviewed the balance sheet and income statement for the month ending April 30, 2012.

Open Items

Hole in basketball court – The board reviewed the statement of work issued by Greenway Landscaping and approved the expenditure (motion by Bourland | seconded by Khamooshi)

Landscaping on 44th – The board reviewed the fence bids and the bid from Greenway Landscaping was selected. Prior to final approval of the expenditure Keri will ask Greenway research any permits that might be required for the project and contact the utility to find out what access they require to the power lines.

2012 delinquency tracking - The board reviewed the delinquency report. Letters requesting contact information and payment statuses have been sent to homeowners, about 25% have responded. The board decided to request Condominium Law Group contact any homeowner who hasn't paid dues for this year and last year or longer (motion by Winks | seconded by Bourland). Keri will find out if Condominium Law Group reapplies liens when finds are reassessed

Owner information sheet revisions – The board agreed to use the same data fields as the homeowner info form that exists on the website.

Front entry lights – photo cell not working - Hal will repair. Keri will locate the key for the photo cell box and provide it to Hal

Mailbox restoration - waiting for quote from vendor

Spring Landscape Newsletter - draft complete. The board recommends that a notice about trash bins not viewable from the street be added.

New Business

Greenway Landscaping completed the back flow test at the end of April but the test has not yet been approved.

Several homeowners have commented about the long grass in the greenbelt at the corner of 51st Ave SE and 111th Pl SE. Keri will ask Greenway if they have made the first cut, if not, when will it be it will be cut and if there is a schedule the Board can publish.

The Board would like to feature a front yard every two weeks on the homepage of the association website. Keri will provide a certificate that can be given to the homeowner. Chuck will take the photograph and notify the homeowner. Ben will post the photograph on the homepage of the website. No address or homeowner name will be listed on the webpage and a new featured front yard will be posted every two weeks.

Next Meeting

The next meeting will be on June 4, 2012 at 7:00 p.m. at the home of Hal Parks.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 7:55pm

Submitted By:	Checked By:
Chuck Christensen	