

Pinehurst at Waldenwood Homeowners Association
Minutes of the Board of Directors Meeting
6/10/2014

Time and Place

The Directors of the Pinehurst at Waldenwood Homeowners Association met on Tuesday, June 10, 2014. The Meeting was held at the home of Mark Prentice

The meeting was called to order at 7:15pm by Winks.

Present

The following Directors were present at the meeting:

Chris Winks
Abieku Ashun
Mark Prentice
Patti Oleson (Absent)

Brenda Jacobs represented the management company, EMB Management

Approval of Minutes

The Board Meeting minutes for April 29th were approved. Motioned Prentice, seconded Ashun.

Financial Statements

Delinquencies open as of May financials were dominated by two properties currently in legal action. With these two delinquencies out of the picture, the delinquencies for the Pinehurst HOA are under \$2000, with 18 homeowners not having paid the first installment of 2014 dues. The second half-payment of 2014 dues has a deadline of July 1st, so delinquencies will go up at that time.

Open Items

- Playground Equipment
 - The playground replacement Bubble is available for installation, but the old nylon bolts used to hold the bubble in place were discarded with the old bubble. Brenda is to check the hardware store for replacement bolts and confirm.
 - Spring Park Clean-up: Wood Chips were blown in on June 2nd. Planned clean-up is now completed.
- Mailboxes Restorations – Reedworks has begun work cleaning the last 5 mailbox kiosks for painting. Painting is scheduled to begin in mid-June.
- Potential Verizon Tower – There is no ongoing activity regarding the Verizon, and it will be removed from future meeting minutes unless or until we receive a formal proposal from Verizon.
- Landscape Status – Brenda reviewed the property on June 10th with Jim from Greenway. Jim has provided a list of potential improvements to landscaping outside of the scope of the maintenance contract. The Board is to consider these small projects within the budget constraints for 2014.

- Native Growth Protection Area Tree Maintenance – There is roughly \$5500 budgeted in 2014 for phase 2 of the NGPA maintenance program. Brenda met with the arborist who helped us develop our NGPA maintenance program. Superior Northwest has been sold to Davey Tree Service, with Anthony (the arborist) staying with the new company. Anthony is preparing a proposal for his updated assessment of must-maintain trees in the community NGPA property. In addition to the NGPA review, Anthony pointed out the following tree-maintenance needs:
 - The trees in the median at the entrance to Pinehurst need to be trimmed-up and given a deep fertilization. These trees will overgrow the space in the median over the next 10-15 years, but should be fine until that time given appropriate maintenance.
 - Trees on the right-side of the entrance needs to be thinned.
 - There is a 30’ tall poplar tree behind the monument sign at the entrance that should be removed now, before its size makes removal difficult.

New Business

- Several homeowner complaints have been received regarding home and yard maintenance. Reminder letters have been sent to 24 homes with many taking quick action.
- The Board discussed the overall state of paint on homes in the neighborhood. There is consensus within the Board that many homes are in need of paint, and that this is a mandatory maintenance activity as the neighborhood ages. The board spent some time discussing methods to notify and track homeowner plans and actions to repaint homes. The board agreed to take action, initially in targeted mailings to homes clearly in need of new paint.
 - Repainting a home using the same colors as currently painted does not require ACC approval. Any change in paint color does require an ACC Submittal to achieve approval from the HOA.

Next Meeting

The next meeting will be held Tuesday September 9th at the home of Chris Winks.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 8:27.

Submitted By:	Checked By:
Mark Prentice	Winks, Ashun