

Pinehurst at Waldenwood Homeowners Association
Minutes of the Board of Directors Meeting
7/2/2012

Time and Place

The Directors of the Pinehurst at Waldenwood Homeowners Association met on Monday, July 2, 2012. The Meeting was held at Chris Winks' home.

Association President Chris Winks called the meeting to order at 7:06pm

Present

The following Directors were present at the meeting:

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

Keri Metz represented the management company, EMB Management.

Approval of Minutes

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

Financial Statements

The board reviewed the balance sheet and income statement for the month ending May 31, 2012.

Open Items

Landscaping on 44th – The board reviewed the fence bid from Greenway Landscaping and approved the expenditure to construct a 120 foot split rail fence along 44th. (motion by Bourland | seconded by Parks)

Mailbox restoration – The board reviewed the bids from EMB and WB General Contractors to remove tape residue and pressure wash the 13 mailboxes in the development. There is still a concern about protecting any mail in the boxes at the time of pressure washing. Keri will follow up with the bidders to find out their procedure for protecting the mail.

Inoperable vehicle Violation – In regards to the inoperable vehicle at 4417 115th Street SE the previously gave the homeowner until June 30 to remove the vehicle. Keri will do a drive by inspection and send fine if the vehicle is still in the driveway.

New Business

Greenway Landscaping Front Entry Landscaping Proposal – Greenway provided an unsolicited proposal to aerate, lime and over seed the area to the right of the main entrance to the community. The board decided not to proceed with the proposal at this time.

Collections Negotiations – the Board discussed and approved to accept a homeowners proposal to pay past due dues and fines.

Resigning Board Members – The Board accepted the resignation of Dirk Capps and Afsheen Khamooshi who have both resigned stating personal reasons. The board would like to thank

these members for their service to the community. In order to fulfill the bylaws the Board will be looking to fill a fifth member to the board.

LED replacement lights – The ACC is still doing research at this time.

Climbing Structure – A concerned homeowner approached a board member about a large climbing structure in a neighboring back yard. The structure at 4922 112 Street SE was not approved by the ACC. Keri will send a notice with an ACC application to the homeowner

Street Parking – Keri is receiving 5 to 6 calls per week of homeowners complaining about the street parking in the development. The Board directed Keri to ask homeowners to contact the Board directly using the website.

Next Meeting

The next meeting will be on August 6, 2012 at 7:00 p.m. at the home of XXXX.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 8:15pm

Submitted By:	Checked By:
Chuck Christensen	