

Pinehurst at Waldenwood Homeowners Association  
Minutes of the Board of Directors Meeting  
9/9/2014

**Time and Place**

The Directors of the Pinehurst at Waldenwood Homeowners Association met on Tuesday, September 9, 2014. The Meeting was held at the home of Chris Winks. The meeting was called to order at 7:08pm by Mr. Winks.

**Present**

The following Directors were present at the meeting:

Chris Winks  
Mark Prentice  
Patti Oleson

Brenda Jacobs represented the management company, EMB Management

Abieku Ashun has resigned from the HOA Board and has been transferred out of the region. The HOA Board of directors is now at minimum quorum, so meetings cannot take place unless all three remaining members are present. Two Board members have resigned in 2014 and have not been replaced.

**Approval of Minutes**

The Board Meeting Minutes for June 10, 2014 were approved; Motioned Mrs. Oleson seconded Mr. Winks.

**Financial Statements**

The Board members reviewed the August financial reports and made note of the following details:

- 27 homeowners are delinquent on their annual assessment payments. Reminders with increasing 30-day late-fees are being mailed out on a monthly basis.
- There were lots of phone calls indicating confusion on the optional two-payment approach used in 2014 for annual assessment payments. At this time, the HOA Board is not in favor of offering the two-payment approach in 2015.

**Open Items**

- Reedworks has completed the refurbishment of the last 6 mailbox kiosks.
- The planned and budgeted 2014 NGPA Tree Maintenance has been completed. There were homeowner complaints regarding maintenance staff accessing back-yards without adequate prior permission.
  - There was full agreement by Board members that communication regarding scheduling and access to NGPA trees could have been handled better. The multi-year plan to take care of problem trees in the NGPA is now completed. As such, there should not be a need to budget for NGPA work in 2015.
- The Fall Garage Sale was briefly discussed. The date is Saturday September 27<sup>th</sup>, intentionally coinciding with the Pioneer Trails garage sale. The Pinehurst-HOA Web site

calendar correctly indicates the date of the garage sale. Homeowners with registered interest in HOA events will receive a 7-day reminder notice via email. The Board Secretary will place an advertisement on Craig's List and place the signs out the morning of the 27<sup>th</sup>.

**New Business**

- There was a brief discussion regarding the 9 homes in the lower part of Pinehurst that are NOT part of our HOA. The history here is that there was a legal disagreement regarding that property when the HOA was formed, and this area was left out of the Pinehurst HOA jurisdiction. As such, those 9 homes have their own HOA (which we assume is not functioning). Presently, there is one shed placed beside one of the homes which would not pass the Pinehurst HOA ACC review.
- The Board began work on the 2015 Budget. The Budget Ratification Meeting should be held in November, before Thanksgiving week. Therefore, the draft budget needs to be completed and validated by the Board in time to mail to all homeowners according to meeting notice requirements.
  - While there is no need to budget in 2015 for additional NGPA work, there remains the requirement to re-pay the reserves fund for the 2nd-payment planned in 2013 when the NGPA maintenance activity became critical.
  - Several significant and needed landscape improvement projects were delayed a few years because of the NGPA maintenance activity. Several projects will be budgeted in 2015. The objective is to be cost-neutral relative to the decreased cost of NGPA maintenance in 2015.

**Next Meeting**

The next planned meeting will be held prior to the Budget Ratification Meeting in November.

**Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 8:45PM.

Submitted By:	Checked By:
Mark Prentice	Patti Oleson