

Pinehurst at Waldenwood Homeowners Association
Minutes of the Board of Directors Meeting
09/23/2013

Time and Place

The Directors of the Pinehurst at Waldenwood Homeowners Association met on Monday, September, 2013. The Meeting was held at Phil Ripley's home.

Association President Mark Prentice called the meeting to order at 7:02pm

Present

The following Directors were present at the meeting:

Mark Prentice	President
Chuck Christensen	Vice President
Patty Oleson	Treasurer
Phil Ripley	Secretary

Brenda Jacobs represented the management company, EMB Management.

Approval of Minutes

Minutes were not available to approve from the July meeting due to the resignation of Rocky Rutland as Secretary. July minutes are to be reconstituted from the EMB meeting summary, and approved at the October meeting.

Financial Statements

The board considered borrowing money from Reserves Account to pay for the critical tree maintenance done in July by Superior NW. Reimbursement of reserves to be paid back in a maximum of 2 years. Board discussed increasing income by raising dues by 15% to pay for additional costs that have been, and will continue to be incurred as a result of the new understanding of HOA responsibility for the Pinehurst- Owned portion of the Native Growth Protection Area around most of the development.

Motion to borrow \$8351.57 to cover costs pass with 100% board approval.
4 yas and 0 nays

Open Items

Pinehurst entry spot lights – The annual summer vacation damage of entry lights (assumed by children climbing on the entry sign) resulted in several damaged spot-lights. Partial repairs were completed by Mark Prentice in August, but the daylight-sensor has also failed on the west-side of the entrance to the development. Mark accepted the action to purchase and replace the failed sensor.

Annual budget – The board must complete a rough draft of 2014 annual budget in the month of October, and schedule a Pinehurst Meeting to ratify the budget before the end of 2013.

Mail boxes – Mailbox refurbishment was started summer 2012, with an additional 9 mailboxes planned to be completed summer 2013. The subcontractor that was scheduled to complete the work did not follow through as scheduled. Brenda is to follow up to try to get this scheduled before wet fall weather pushes this back another 6-9 months.

New Business

Collection policy - Board discussed and will approve language to be posted regarding collection policy. The objective is to mail out the new collection policy with the January 2014 Assessments.

Garage sale – Garage sale planned for Saturday, September 28th. Sandwich board and signage to be placed in entry of community by Prentice. Chuck agreed to advertise the Garage Sale on Craig’s List.

Park equipment - 2 swing seats have been report damage requiring replacement. Brenda agreed to follow up with the supplier to confirm options for purchase of replacement swing seats.

Next Meeting

TBD

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 2045

Submitted By:	Checked/Revised By:
Phil Ripley	Mark Prentice