Pinehurst at Waldenwood Homeowners Association

Minutes of the Board of Directors Meeting

6/3/2013

**Time and Place**

The Directors of the Pinehurst at Waldenwood Homeowners Association met on Monday, June 3, 2013. The Meeting was held at the home of Patti Oleson.

1. Call to order

* Association Vice President Chuck Christensen called the meeting to order at 7:02 pm

**Present**

The following Directors were present at the meeting:

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| Mark Prentice | President |
| Chuck Christensen | Vice President |
| Rocky Rutland | Secretary |
| Patti Oleson | Treasurer |
| Phil Ripley | Member at Large |
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Keri Metz represented the management company, EMB Management

1. **Approval of Minutes**

* Meeting Minutes from 4/29/2013 were approved without changes (motion by Patti Oleson, seconded by Rocky Rutland)

1. **Financial Review**

* The board reviewed the April 2013 Financials. Current financials were under budget with the exception of Irrigation.

1. **New Business**
   1. Superior NW Green Space Inspection is pending the final report.
2. **Open Items**
   1. Pinehurst Entrance – Replacement Tree Options
      1. In March, one of the large Pine Trees at the entrance of Pinehurst was damaged in a wind storm and had to be removed. The tree was cut down and removed by Greenway, but removal of the stump and root-system were part of the quotation for work performed. Keri noted upon departure from the Board meeting that the stump has not been removed.
      2. Keri previously requested an estimate to replace the removed tree (something without too much height or an invasive root system). A rhododendron or similar item was suggested. Greenway has been slow in responding to requests for quotation to replace the missing tree with some other species. The board agreed to request bids from a different Landscape company to replace the missing tree, given that this is low priority with Greenway.
   2. Landscaping Contract
      1. There is a growing perception that Greenway may be underperforming in providing service to Pinehurst. At least one complaint has been received regarding the height of the Green space grass that is planned to be “rough-cut” on a monthly basis. It was noted that the “rough-cut” in the lower neighborhood was completed the day of the Board Meeting.
      2. The decision was made to test the market regarding Landscape Services. Pinehurst has maintained a contract with Greenway for a long time, and it is reasonable to assess relative value in the market whether or not any decision is made to change contractors.
   3. Pinehurst Fence Maintenance
      1. Keri received an estimate from EMB Maintenance to replace one section of fence along the pipeline and advised there were several fence sections in need of further scrutiny to repair/replace and the estimated costs would go down based on the volume of sections replaced.
         1. Chuck, Patti and Keri are to meet with EMB Maintenance to review the fence panels needing replacement and email an updated estimate so work could begin ASAP.
   4. Spring Cleaning Notice
      1. The board reviewed the current letter and advised that other than changing the word Spring (since it is almost summer) the letter is approved to mail and post on the HOA website.
   5. Pinehurst Board Roles – Secretary
      1. Mark asked that the Secretary position take on the responsibility of updating the HOA website with meeting minutes, review and update the Calendar with the HOA Board meeting schedule. When prior monthly minutes are officially approved, the status should also be updated on the web site.
   6. The Pinehurst Board moved to Executive Session to review and discuss several sensitive issues.

**Next Meeting**

The next meeting will be on Tuesday, July 2, 2013 at 7:00 p.m. at the home of Rocky Rutland.

**Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 8:04 pm

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| Submitted By: | Checked By: |
| Rocky Rutland | Patti Oleson |