Pinehurst at Waldenwood Homeowners Association

**Minutes of the November Board Meeting**

Time and Place

The Board of Directors of Pinehurst at Waldenwood Association met on Monday, November 23, 2015. The meeting was held at the home of Mrs. Parks.

The meeting was called to order at 7:02pm by Mr. Winks.

The following Directors were present at the meeting:

Chris Winks, Christian Fraley, Kody Riddle, Chuck Kaufman, and Susan Parks. Tina Jackson from EMB Management was also present at meeting.

Approval of Minutes

Mr. Riddle motioned to approve the Board Meeting Minutes for October 19th, 2015 and seconded by Mr. Winks.

Business

Update on Homeowners request and violations:

 New front door request

 Replace garage door request

 Tree stumps removed and the Homeowner to paint fence in the spring.

 Trailer 2nd notice-fine

 Warning letters sent out for garbage can, parking, and yard violations.

Board ratified new HOA dues, all approved.

EMB-Tina Jackson

Tina reported positive comments from the e-mail notices sent out about parking rules.

Budget meeting was finalized. The meeting will take place at Penny Creek Elementary School on December 14th, 2015 at 7pm.

Funds in the General Ledger are not enough to finish paying end of the year bills. The Board motioned to move funds from the Reserve to the General Ledger. The motioned was seconded by Mr. Riddle. The Treasurer, Mr. Riddle and President, Mr. Winks signed the forms for the bank transactions.

New Website is still pending. The old website is in full use. The Board will introduce new website at Annual Meeting in January.

The Board decided to change the late payments dates for dues. Late payments will start to incur on February 1, 2016 instead of January 15th.

Other Business

Light bulb replacement at entrance still pending.

Date for Annual Meeting will be Monday, January 25th, 2016 at 7pm.

Next Meeting Time and Place

The next meeting will be at Penny Creek School on December 14th, 2015 at 7pm.

Adjournment

The motion to adjourn was made by Mr. Riddle and seconded by Mr. Winks. The time was 8:30pm.

Submitted by: Susan Parks Checked by: Chris Winks