

## Pinehurst at Waldenwood Homeowners Association (PWHA)

### February 25, 2021 – Minutes of The Annual Meeting

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VIRTUAL MEETING VIA ZOOM (In person restricted due to COVID protocols)

<https://us02web.zoom.us/j/82516187582?pwd=UGFwbFF3eDNYWU10c2E1ODMvMWpiZz09>

Meeting ID: 825 1618 7582

Passcode: 393447

The meeting was called to order at 8:18 PM by President, Doug Stewart. Also present was Vice-President, Regina Downey; Treasurer, Chris Winks; and Secretary, Bryan Eppler. Jill Wright was representing Phillips Management. A 10% (twenty-five, 25) membership attendance or by proxy is required to establish a quorum. The meeting achieved a quorum by attendance/proxy of twenty (20) members present and twenty-two (22) by proxy, 18.7%. Jill Wright documented online attendance and recording of proxy's.

Jill Wright presented the Proof of Notice for the meeting.

Annual Meeting Minutes of the February 18, 2020 were approved. Mr. Winks motioned to approve the prior year's Annual Minutes and Mr. Dermody seconded the motion. By voice recording, the prior minutes were accepted and approved unanimously. 46 Yay, 0 Nay, and 0 abstained.

#### President's Report:

Mr. Stewart opened with a welcome to those in attendance and secured proxies. Informed everyone in attendance of who represents them on the Board. Noted Mr. Diego and Mr. Russel were not able to attend.

- Silverlake Water district has completed replacement of the lower community located pump station. Work on the upper area of the community is expected to begin spring/summer of 2021. Silver lake requested and paid PWHA HOA for easement rights at construction site.
- ACC member Mr. Saum has been working extensively on pond repairs and cleanout of catch basin area.
- Mr. Jason Russell is in progress of pricing out a playground make over for the community central park playground.
- Mr. Chris Winks has spent an extensive amount of time this year working with community landscapers as well as tree removal in the HOA areas. Mr. Winks is also working on bids for the replacement of the split rail fence at the entrance to the development.
- Mr. Eppler has strived to document and help the board become more efficient with information.
- PWHA BOD are working on Rules & Regulations (R&R's) rewrite to streamline many areas considered to be unclear. Once completed new copies will be sent out to all homeowners.
- Invasive trees and their associate root systems have been removed at the park.

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- ACC submittals averaging more than 2 per month (refer to Mr. Jason Russel, James Saum and Mr. Darren Rainey)
- The BOD contracted with Phillips Real Estate (PRE) to assist in monitoring the development. PRE is working with homeowners on CC&R & R&R compliance and other matters.
- The board and ACC committee worked collaboratively with the Snohomish Sheriff's department on explosions at the north end of the development.
- New pavers at the entrance to the community central park area and one of our jr. homeowners has submitted, and it has been approved to construct, a "Book Borrow" to go at the entrance to the community park.
- One (1) mailbox replacement in progress as it was struck by an unknown vehicle.
- PWHA BOD has contracted with "Mary's Towing" for community vehicle towing needs. The community has been posted in accordance with RCW's.
- PWHA BOD is currently working on a new reserve study with Phillips to ensure that the community is and continues to be fully funded for all of our obligational requirements

#### Treasurers Report:

Mr. Winks reported any excess money at the year will be moved into the following year for reserve funding or other. Reserve study is 100% funded. We will likely see more expenses next year revitalizing the common areas and playground / park.

#### ACC Committee Report:

There are three active ACC request that are pending.

#### New Business:

Election of Directors: Mr. Yoon motion to nominate Mr. Stewart for another term. Mr. Chandwani. Motion carried unanimously 46 Yay, 0 Nay, and 0 abstained

A request was made to have snowplow work in the annual budget.

Assessment Resolution: It is resolved by the owners of the Association, That the amount by which each member's assessment in the current year exceeds the total payments of the Association for maintenance, repairs and other expenses and capital expenditures of the Association as the board of directors has appropriately paid or determined payable, shall be applied to regular member assessments in the subsequent year as provided by IRS Revenue Ruling 70-604. If there is no objection the resolution will be adopted. Since there is no objection, the resolution is adopted.

Mr. Chandwani made a motion to allow the Board to approve the annual meeting minutes at the next Regular Board Meeting. Mr. Winks seconded the motion. Motion passed unanimously. 46 Yay, 0 Nay, and 0 abstained

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Since there was no further business the meeting was adjourned at 9:09 pm by a motion of Mr. Eppler to adjourn the meeting and it was seconded by Mr. Chandwani. Motion passed unanimously and the meeting was adjourned. 46 Yay, 0 Nay, and 0 abstained

Minutes were recorded by:

Bryan Eppler

Secretary

DRAFT