

Pinehurst at Waldenwood Homeowners Association
Minutes of the Board of Directors Meeting
9/3/2012

Time and Place

The Directors of the Pinehurst at Waldenwood Homeowners Association met on Monday, September 3, 2012. The Meeting was held at Mark Prentice home.

Association President Chris Winks called the meeting to order at 7:06pm

Present

The following Directors were present at the meeting:

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|-------------------|-----------|
| Chris Winks | President |
| Chuck Christensen | Secretary |
| Mark Prentice | Treasurer |
| Hal Parks | Member |

Keri Metz represented the management company, EMB Management.

Approval of Minutes

July Meeting Minutes were approved without changes (motion by Christensen | seconded by Parks)

Financial Statements

The board reviewed the balance sheet and income statement for the month ending July 31, 2012.

Open Items

Mailbox restoration – The board received 2 additional bids for cleaning the Mailboxes, from EMB and WB General Contractors both had methods of covering the mail slots to protect the mail.

| | Cleaning Only | Cleaning and Painting |
|------------------------|---------------|-----------------------|
| EMB | \$2,791 | \$6,279 |
| WB General Contractors | \$975 | \$2,925 |

Motion to have WB clean and paint 3 mailboxes (motion by Prentice | second by Winks)

Front Entry Lighting – Winks will follow up with Doug

New Business

Irrigation System Overwatering – Greenway will reduce the duration of the number of sprinkler heads

Front Entry Fence Maintenance – Keri will inspect the fence and follow up with home owner

Delinquency Reporting - Keri will pull a report to see how many homes we don't have current address for and how that compares to the Delinquencies

Landscaping Fines – Keri sent out 20 new letters of landscape violations and 13 fines for existing landscape violations last month.

New Homeowners Packets – Keri has sent out 8 new homeowner packets this year. EMB is notified by the title company when a home is sold.

Next Meeting

The next meeting will be on Monday October 1st 2012 at 7:00 p.m. at the home of Chuck Christensen.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 8:11pm
(motion by Christensen | second by Parks)

| | |
|-------------------|-------------|
| Submitted By: | Checked By: |
| Chuck Christensen | |