

Pinehurst at Waldenwood Homeowners Association
Minutes of the Board of Directors Meeting
10/1/2012

Time and Place

The Directors of the Pinehurst at Waldenwood Homeowners Association met on Monday, October 1, 2012. The Meeting was held at Chuck Christensen's home.

Association President Chris Winks called the meeting to order at 7:02pm

Present

The following Directors were present at the meeting:

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

Keri Metz represented the management company, EMB Management.

Dirk Capps Homeowner

Approval of Minutes

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

Financial Statements

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

Open Items

Mailbox restoration – Completed a test of three mailboxes. WB General Contractors will complete the remaining 10 mailboxes. This expense will be paid from the reserve account (motion by Winks | seconded by Prentice) Keri will supply a board directive authorizing use of Association Reserve funds for signatures by board members.

Front Entry Lighting – The bulbs are 12 volt "automotive" style. There are six posts each with their own one light is currently out. There are also two florescent fixtures each with two lights to illuminate the sign. Chris Winks will follow up Doug Stewart to find out if he has any inventory.

Overwatering Near 116th – Irrigation System has been Turned Down. The system will be turned off sometime in November and winterized by Thanksgiving.

New Business

2013 Budget Preparation – The board reviewed the draft budget, Kari will make minor suggested changes and resubmit to the board for further review.

Airplane Noise – Homeowner Dirk Capps has noticed more aircraft noise from Harvey Airfield. Harvey Airfield has a "Noise Abatement Committee", which Dirk said he had contacted and reported that the sky divers had changed their routes to fly more over the community. Dirk is concerned about the aircraft noise negatively impacting property values. He would like to have the board support a petition

to take to the noise abatement team at the airport. The board supports Dirk's continued research into this matter.

11404 45th Ave SE – ACC Application appeal of the use of artificial turf to replace lawn. The board reviewed the original request and discussed the request. Ultimately the board unanimously agreed to deny the request to use artificial turf of any kind. Keri will draft a response to the homeowner.

Next Meeting

The next meeting will be on Monday November 5th 2012 at 7:00 p.m. at the home of Chris Winks.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 8:41pm (motion by Prentice | second by Parks)

Submitted By:	Checked By:
Chuck Christensen	