

Pinehurst at Waldenwood Homeowners Association  
Minutes of the Board of Directors Meeting  
11/5/2012

**Time and Place**

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The Directors of the Pinehurst at Waldenwood Homeowners Association met on Monday, November 5, 2012. The Meeting was held at Chris Winks' home.

Association President Chris Winks called the meeting to order at 7:05pm

**Present**

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The following Directors were present at the meeting:

Chris Winks	President
Chuck Christensen	Secretary
Ben Bourland	Vice President

Genevieve and Phil Ripley                      Guest Homeowner

**Approval of Minutes**

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October Meeting Minutes were approved without changes (motion by Bourland | seconded by Christensen)

**Financial Statements**

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

**Open Items**

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**Mailbox restoration** – In process, WB General Contractors will complete the remaining 6 mailboxes as weather permits.

**Front Entry Lighting** – The board is looking for options for the front lighting system Bourland will contact Parks to find out what type of low voltage system is running and if it can be replaced one fixture at a time.

**Fence on 116<sup>th</sup>** – The board will ask Keri to inspect the damage to the fence with Greenway to get a bid for fixing the fence.

**2013 Budget Draft** – The board discussed the changes to the budget and decided that the budget will be ratified at the annual meeting.

**New Business**

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**Social Committee** – Ripleys are interested in starting a new Social Committee. The board is very supportive of these efforts. As a first step the Ripleys will start Facebook page for the community.

**Balance Reminders** – The board discussed more frequent reminders of delinquencies but tabled the discussion until the next meeting

**Garage Sales Dates** – The board decided to move the dates of the community garage sales to match the Pioneer Trail garage sale dates with the hope of driving more traffic. Bourland will make this change to the website.

**Next Meeting**

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The next meeting will be on Monday December 3<sup>rd</sup> 2012 at 7:00 p.m. at the home of Hal Parks.

**Adjournment**

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There being no further business to come before the Board, the meeting was adjourned at 8:22pm (motion by Christensen | second by Bourland)

Submitted By:	Checked By:
Chuck Christensen	