

Pinehurst at Waldenwood Homeowners Association
Minutes of the Board of Directors Meeting
1/7/2013

Time and Place

The Directors of the Pinehurst at Waldenwood Homeowners Association met on Monday, January 7, 2013. The Meeting was held at Chris Winks' 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

Approval of Minutes

December Meeting Minutes were approved without changes (motion by Parks | seconded by Winks)

Financial Statements

The board reviewed the balance sheet and income statement for the month ending November 30, 2012.

Open Items

Front Entry Lighting – The board decided to purchase six up-lights to light the front entry sign at a cost of \$64 per fixture. This purchase will be made out of the maintenance / lighting supplies budget line item. (motion by Prentice | seconded by Winks)

Parking Enforcement Options – Keri contacted Snohomish County Sheriff's Office and explained the situation with the parking on the sidewalks in Pinehurst. She was told that homeowners should submit a traffic complaint form online in which case they will come and ticket the vehicle in non-compliance. The form can be found here <http://www.snoco.org/app/ssh/trafficcomplaint/>. This link has now also been posted on the community website.

New Business

Holiday Lights for Pinehurst Sign – Doug Stewart has done this in past years but this year it was not done. There is no landscaping committee currently that would normally handle this type of activity. The board decided to add this to the agenda of the annual meeting.

Account Statement Discrepancy – The board discussed the errors on the recent account statement that was sent out. EMB management will refund the total cost of the previous statement mailing. The board decided that a new mailing will be sent to all homeowners and it shall include; a payment due

date, an addressed return envelope, and will be titled as an invoice. It will also include the statement: "Please disregard if you have already mailed in your 2013 dues".

Reminders to Delinquencies – The board decided to send out reminder notices to delinquencies on a quarterly basis beginning in March 2013

2012 Year End Delinquencies - Presently, there are 4 homes with delinquent accounts, but where the homes are no longer owned by the account-holder. Given that no lien was placed on the homes prior to sale, and the fact that the legal Collections process has so far not resulted in any progress, the Board discussed writing-off these accounts as bad debt. One of the four account-holders has agreed to payment terms, but for three of these accounts the Board has decided to write-off the debt as collections process is resulting in continuing HOA cost as well as carrying unrealistic assets on the books.

Next Meeting

The next meeting will be the Annual Meeting on Monday, January 21st, 2013 at the Penny Creek Elementary School Cafeteria * 4117 132nd St SE, Everett WA 98208 at 7:00 PM

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 8:14pm (motion by Winks | second by Parks)

Submitted By:	Checked By:
Chuck Christensen	