

Pinehurst at Waldenwood Homeowners Association
Minutes of the Board of Directors Meeting
7/2/2013

Time and Place

The Directors of the Pinehurst at Waldenwood Homeowners Association met on Tuesday, July 2, 2013. The Meeting was held at the home of Rocky Rutland.

1. Call to order

- Association Vice President Chuck Christensen called the meeting to order at 7:02 pm

Present

The following Directors were present at the meeting:

Mark Prentice	President
Chuck Christensen	Vice President
Rocky Rutland	Secretary
Patti Oleson	Treasurer

Keri Metz represented the management company, EMB Management. Anthony Moran represented Superior NW Tree & Shrub.

2 Homeowners were present at the meeting

1. Homeowner Forum

- 2 homeowners were present to inquire about the progress with a neighboring home violation. The Board discussed the steps that have been taken and more follow up will continue as necessary.

2. Approval of Minutes

- Meeting Minutes from 6/3/2013 were approved without changes (motion by Rocky, seconded by Mark)

3. Financial Review

- The board reviewed the May 2013 Financials. Current financials were under budget with the exception of Administrative Expenses, Insurance and Landscaping Expenses.

4. New Business

- a) Anthony Moran with Superior NW Tree and Shrub was present to discuss the recently completed tree inspection report/maintenance plan pertaining to the green spaces that surround the Pinehurst property. It was noted that Pinehurst has some hazardous trees surrounding the property. Anthony verbally quoted that there is about 3 days of work, roughly \$7500 in cost, to be performed. Anthony will submit a quote to Keri at EMB for Board approval by 7/8/13.

5. Open Items

- a) Pipeline Fence Repair Schedule
 - i. The pipeline fence repairs are scheduled to commence on 7/8/13. The Board requested that Keri reach out to Greenway Landscaping to trim any shrubs or trees growing over the pipeline fence, to make way for the repairs. Notices were previously mailed to all homeowners with yards lining the pipeline fence, requesting that all shrubbery/trees be trimmed from the fence.
- b) ACC Follow Up/Open Items
 - i. The Board discussed a homeowner appeal from an ACC application that was recently denied by the ACC Committee. The Board will be requesting that the ACC follow-up with the homeowner to ensure all data needed is collected to have a complete submittal.
- c) Vine Maple Planting – Front Entry
 - i. With previous Board approval, Keri noted that Cardinal Landscaping would be onsite this week to install the new front entry vine maple, in place of the evergreen tree that was recently removed by Greenway.
- d) The Pinehurst Board moved to Executive Session to review and discuss several sensitive issues.

Next Meeting

The next meeting will be on Tuesday, September 3, 2013 at 7:00 p.m. at the home of Mark Prentice.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 9:00 pm

Submitted By:	Checked By:
Brenda [EMB], Updated by Phil Ripley	Mark Prentice