

Pinehurst at Waldenwood Homeowners Association (PWHA)

January 2022 Regular Board Meeting Minutes

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ITEM 1.0 - Time and Place:

RingCentral on-line meeting due to COVID. Meeting called to order at 7:07 PM.

ITEM 1.1 – Roll Call:

Doug Stewart, Chris Winks, Bryan Eppler, and Jason Russell.

ITEM 1.2 – Proof of Meeting Notice or Waiver:

Meeting notice was not officially established for this meeting. Meeting was posted on community.

ITEM 1.3 - Approval of Prior Regular Meeting Minutes:

Mr. Stewart motioned to approve the November 2021 Meeting Minutes. Mr. Russel seconded the motion. Motion carried unanimously.

ITEM 2.0 - Guest Speakers/Homeowners/Members:

In Attendance: Members from Lot 1-091 and Lot 1-038.

Discussion(s): No topics shared.

ITEM 3.0 – Officer’s Report(s):

- *President’s Report:*

Silverlake Water District easement should be completed this year. Items to be completed are cleanup and fencing. Snohomish County is expected to conduct their biennium review. PWHA will need to come up with a maintenance plan. The HOA will need to hire this work out. This work is also tied to the reserve study. Mr. Saum spoke with Surface Water and they may due one more cleanout for us due to COVID. An estimate has been provided to clean up the pods for \$13,500. More analysis is required. We need to clarify if the work is part of the Reserve Study. Review of the pond is set for May 6th at 7:00 PM. Department of Road is going to clean up the middle and the lower ponds for free. Tree removal still needs to occur. *Still pending, Mr. Stewart received a proposal this morning to clean up the ponds and the area around them. Mr. Saum still pursuing additional quotes. Work should occur in late spring in 2022.*

We need to complete the transition from PRE to Navigate.

- *Treasurer’s Report:*

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Mr. Winks received our November report.

We need to investigate delinquent accounts. The issue of \$1,434 for the Ripley's is still an issue. The amount of \$1,434 should be off our ledgers. As of this month, the amount is still present. *Navigate to ensure this is cleared up by next month's financials.*

Navigate to reimburse Mr. Winks for the website fees in the amount of \$239.40.

- *Secretary's Report:*

Nothing to report.

ITEM 4.0 - Navigate Management Report:

What is the status of the mailbox that was damaged? PRE has still has not acted on the replacement. A quote to replace the mailbox from Architectural Building Specialties, LLC for \$1,822.68 including WSST was received was received months ago. *Replacement still pending. Navigate to take action to get the mailbox replaced now.*

Regarding the split rail fence at the entry, Mr. Winks was having a hard time getting Skinner to quote a replacement. *PRE is sending Mr. Winks a contact to receive a bid / quote.* Mr. Stewart requested a post be added, so a tow away sign can be mounted; one location only. *PRE has not acquired a quote from new landscapers. PRE is going to send contact for ABC Construction and All City Fence. ABC Construction has reviewed, no quote yet. Navigate to follow-up with quotes to repair.*

ITEM 5.0 - ACC Committee Report:

Mr. Russel is getting quotes for playground equipment and anticipates having more information next month. Mr. Russel is waiting on three quotes. It appears that ROM for the work is \$18k. We should consider asphalt from the end of the pavers back to where the park entrance opens. Other drainage alterations may be required. Drainage issue must be addressed prior to making and investment on new playground equipment. *Further investigation will need to occur during the spring to better determine drainage needs. Proposal to be made this summer and planned for in the FY2022 budget. With the transition to Navigate it is not likely we will be able to resolve the budget for the playground equipment until FY2023.*

Outstanding ACC request.

1. None this month.

New ACC approvals.

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1. Fence approved on the pipeline.

ITEM 6.0 - Homeowners Requests and Violations:

1. Still on-going issues with Lot 1-037.

ITEM 7.0 - Maintenance Report:

1. We need to add no trespassing signs at the ponds.

ITEM 8.0 - Unfinished Business:

1. Transition from PRE to Navigate is still underway.
2. BOD to create a response matrix; separate meeting to discuss. *Need to meet with Navigate to work through communication strategies and collaboration.*
3. More things happening again. BOE needs to send fines for each additional infraction that occurs at Lot 1-037 regarding continuing lease issues. Serious issues with the four male tenants. Member at Lot 1-091 and Lot 1-038 have confirmed the blatant disregard to CCR's & R&R's of the community. Documentation to the BOD has been provided separately including video recordings. The documentation has been verified again by Lot 1-091. Constant rotation of tenants. The tenants constantly produce noise of various types and now the tenants have started harassing the neighbors. Lot 1-038 is having to consider civil suit. Send Lot 1-037 notice of non-compliance with CC&R's *Navigate to issues notice(s) once they are fully on-board.*
 - a. Sections 1.5.8 that home is intended for use and occupancy as a residence by a single family.
 - b. Section 3.1.3 due to outstanding fines, the right of the Association to suspend the voting rights and right of the Common Areas by an Owner: for any period during which any assessment against such owner's lot remains unpaid; and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations.
 - c. Section 7.33 The home and has been deemed to be a nuisance as defined in the CC&R and as determined by the BOD as it has been documented on many occasions the parties, loud music and vehicles, parking issues, visible garbage, burning of debris and bon fires, and confrontation with neighbors. Written documentation and videos have been provided as documentation by other members and the police.
4. Pruning of tree where one was removed at the entrance to the development. Should we also plant a tree? *Mr. Winks to call Skinner Landscaping.*
5. We need to send several homes reminder they need ACC approval prior to paint and landscaping. *Letter to go out after next annual meeting to remind everyone.*

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6. We need Navigate to help us establish the Annual Board Meeting for this coming February.
7. Annual budget approval is awaiting Navigates reply to the Mr. Winks questions.

ITEM 9.0 – Meeting Adjournment

Notice of Next Meeting: The next Regular Board Meeting will be March 21st at 7:00 PM. The link below is the standing meeting room link each month. This link can be used for HOA Members who would like to attend the meeting.

<https://meetings.ringcentral.com/j/1481246046>

Adjournment: The meeting adjourned at 7:53 PM.