

Pinehurst at Waldenwood Homeowners Association (PWHA) June 2020 Regular Board Meeting Minutes

ITEM 1.0 - Time and Place:

RingCentral on-line meeting due to COVID. 7:00 PM

ITEM 1.1 – Roll Call:

Chris Winks, Doug Stewart, Bryan Eppler, Regina Downey, Jason Russell, Mel Diego, Jill Wright with Phillips Management.

ITEM 1.2 – Proof of Meeting Notice or Waiver:

Prior meeting notes published in requisite time frame of notice with location and time.

ITEM 1.3 - Approval of Prior Regular Meeting Minutes:

Chris Winks motioned to approve the May 2020 Regular Meeting Notes as written. Motion seconded by Jason Russell. Motion carried unanimously.

ITEM 2.0 - Guest Speakers/Homeowners/Members:

In Attendance: None

Discussion(s): None

ITEM 3.0 - Officers Report:

President's Report: Discussed on-going homeowner issues with maintenance and parking that need warning and fine letters to be issued. In May, 37 warning letters for maintenance issues were sent. An additional 15 homes were noted as need warning letters for maintenance; PRE ensuring letters were sent. In June, one additional warning letter was sent for maintenance issues. Three Lots have on-going issue with nuisance calls and actions. The BOD is continuing to work through these issues.

Secretary's Report: Differed until next month

Treasurer's Report: Differed until next month.

ITEM 4.0 - Phillips Management Report:

Discussed governor's proclamation related to HOA's. Discussed current By-laws, CC&R' and Rules & Regulations that all need to be updated.

ITEM 5.0 - ACC Committee Report:

Several new requests submitted for approval. Little Library / Book Borrow under review.

ITEM 6.0 - Homeowners Requests and Violations:

1. General parking issues continue
2. Lot 1-158 asking about tree trimming
3. Many violations on-going with yard and home maintenance
4. Continue to work with members that are experiencing nuisance issues.

ITEM 7.0 - Maintenance Report:

1. Parking on the grass along 47th Ave SE remains an issue. The BOD is selecting a towing company and signs will be posted that vehicle's in violation will be towed.
2. Pavers work to be completed.
3. Pond cement needs repair. On hold due to COVID.
4. Little library / book borrow is now in front of ACC for approval.
5. Split rail fence at development entry needs repair.

ITEM 8.0 - Unfinished Business:

1. Phillips Property Management Group contract under review.
2. WA State Governors Proclamation regarding management of HOA's.

ITEM 9.0 – Meeting Adjournment

Notice of Next Meeting: Monday, July 20th at 7pm. The meeting will be on-line.

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

Adjournment: The meeting adjourned at 9:16 PM.