

## **Pinehurst at Waldenwood Homeowners Association (PWHA) September 2020 Regular Board Meeting Minutes**

### ITEM 1.0 - Time and Place:

RingCentral on-line meeting due to COVID. 7:05 PM

### ITEM 1.1 – Roll Call:

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

### ITEM 1.2 – Proof of Meeting Notice or Waiver:

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

### ITEM 1.3 - Approval of Prior Regular Meeting Minutes:

Mr. Stewart motioned to approve the July 2020 Regular Meeting Notes as written. Motion seconded by Mr. Winks. Motion carried unanimously.

### ITEM 2.0 - Guest Speakers/Homeowners/Members:

*In Attendance:* Tim Nelson (Lot 2-016), Jason Grant (Lot 2-035), Lola Carbone (Lot 2-028), John Martin (Lot 2-005), James Kable (Lot 2-020)

#### *Discussion(s):*

1. Tim Nelson - Has the ACC looked at artificial turf for grass replacement?
2. Lola Ker - Why have towing signs being added to the neighborhood? Specifically address 47<sup>th</sup>.
3. Jason Grant - Website out of date. He would like copies of any proposed revision of By-laws, CC&R's, and R&R'. How do we update our contact form more effectively?

See **Attachment A** for discussion / responses to guest comments and questions above.

### ITEM 3.0 - Officers Report:

#### *President's Report:*

Lot 1-146 clear cut is in progress. Silverlake easement should be completed this month.

[Lot 1-057 paid their late fees and fines.](#)

[Lot 1-074 went to the attorney for compliance.](#)

BOD agreed to continue to look at revisions to By-laws and R&R's push out into Fall of this year.

*Secretary's Report:* Pinehurst homeowners list is being updated based off Snohomish County Assessor's Office records. 141 of 246 records have been updates as of this meeting. Warning and Fines Log is being updated this month with the many additional notice sent out by PRE. We have significant number of active issues.

*Treasurer's Report:* We have financials through June. No significant changes.

#### ITEM 4.0 - Phillips Management Report:

What is the status of the mailbox that was damaged? Mr. Stewart to advise PRE next course of action.

Catch basin need to be cleaned by Members by September 15<sup>th</sup> each year. BOD to help identify affected Lots. PRE to pull together a plan after identification.

P&D logging has been contacted for the tree work.

ACC is comprised of Darrin Rainey, Doug Stewart, Jason Russell, and James Shaun. If ACC denies request, BOD is the appeals committee. ACC tracking spreadsheet is be created by PRE.

PRE is requesting that we send out a mailer to re-acquire HOA Member information so we can contact Members more effectively.

PRE is to secure bid for reserve study.

#### ITEM 5.0 - ACC Committee Report:

BOD is still working to update landscaping contractors schedule to keep a more consistent presentable manner in the Common areas in keeping with R&R's. When contract comes to a close, we will need to evaluate our next approach.

Broken lights at the entrance to the development have been identified and action is being taken to replace. Mr. Stewart will evaluate in the next month.

All picnic tables in the park need to be reset in concrete. Mr. Eppler to review and provide feedback on work can done by committee or subcontracted. Park may also need a refresh.

We have five new / outstanding requests for ACC.

1. Lot 1-160 New roof (approved).
2. PRE noted that Lot 1-100 needs to submit ACC request for driveway extension (current submission to be declined).

3. Lot 1-129 Another driveway extension (waiting on ACC request).
4. Lot 1-098 Corner lot terraced wall (likely approved after revisions).
5. Lot 2-034 Fence installation (waiting on ACC request).

#### ITEM 6.0 - Homeowners Requests and Violations:

1. Many violations on-going with yard and home maintenance. PRE to send copies of warning notice for yard and home maintenance. Many issues are being remedied. PRE to continue their evaluations and notices.
2. Lot 1-074 continues to have parking and late annual dues. PRE is to send to collection due to late annual dues and send notice for parking violation with specific language about towing of vehicles with persistent violations. A copy all correspondence to be sent to the BOD for review over the past six months along with all documents related to collections and towing notice.
3. Lot 1-061 reported neighbor dispute and disturbance related to barking dog. This is a neighbor dispute, no action by BOD at this time.
4. A rooster has been reported in the neighborhood through the website. PRE to identify the property and send notice that a rooster is not allowed. Mr. Eppler to forward emails to PRE.

#### ITEM 7.0 - Maintenance Report:

1. Pond cement needs repair. On hold due to COVID. This work will not happen until next year. Mr. Stewart hopes to have a better date by the end of this month.
2. Little library / book borrow has been approved by the ACC approved, and the little library is under construction. On hold until September due to COVID.
3. Split rail fence at development entry needs repair. No reply from Skinner Landscaping yet. Mr. Winks is still chasing down the quote.

#### ITEM 8.0 - Unfinished Business:

1. Phillips Property Management Group contract under review. More discussion required.
2. WA State Governors Proclamation regarding management of HOA's; on-going. PRE to send law group webinar link.

#### ITEM 9.0 – Meeting Adjournment

*Notice of Next Meeting:* Monday, September 21<sup>st</sup> at 7pm. The meeting will be on-line.  
<https://meetings.ringcentral.com/j/1481246046>

*Adjournment:* The meeting adjourned at 8:30 PM.

**ATTACHMENT A –**  
**Guest Speaker Discussion / Responses**  
**August 2020 Regular Board Meeting**

1. Tim Nelson - Has the ACC looked at artificial turf for grass replacement?

The ACC has been approached in the years past with requests for artificial turf replacement for grass. As such the community was not developed with this type of architectural design in place. In keeping with the harmony of the community this replacement has been determined to clash, in so much that it has not been an approved method for areas visible from common area locations and or adjacent lots. ACC requests of this type may be submitted through Phillips Property Management for review and consideration by the ACC.

2. Lola Ker - Why have towing signs being added to the neighborhood? Specifically address 47<sup>th</sup>.

The governing documents for the HOA now and have always granted the BOD the power to remove vehicles from the areas defined within the boundaries of Pinehurst at Waldenwood deemed by the board to warrant this measure. With that the requirement for conducting this type of action required ample notification to vehicle operators. Additional notification was determined in the best interest of the community by the BOD. Multiple signs were erected for that purpose at what were considered strategic locations throughout the entire community. Prime areas within the community such as community-maintained parcels have never been an authorized parking location regardless of past practices.

3. Jason Grant - Website out of date. He would like copies of any proposed revision of By-laws, CC&R's, and R&R'. How do we update our contact form more effectively?

- Website is updated on a regular basis by community volunteers. New efforts recently by Mr. Winks have enhanced the look and the functionality of the site allowing homeowners access too many different tools to use at their discretion.
- CC&Rs are certified legal documents on file at Snohomish County Courthouse. Changes purposed to these legal documents would require a large percentage approval vote by ALL homeowners with voting privileges within Pinehurst at Waldenwood Community.
- By-Laws may be changed and or amended as laid out in the By-Laws Article IX Amendments section and strict compliance would be observed.
- Rules and Regulations as set forth in our By-Laws 7.2 these documents were created and have over the years had changes/modifications to them. These changes/modifications are made at the desecration of the HOA BOD without homeowner input. Any changes made would be voted on, and upon approval official notification to ALL homeowners would be sent out.
- How do we update our contact form more effectively? Because of the reluctance of many homeowners to divulge personal information short of going "Door-To-Door" many times mailers for information go unreturned at a financial burden to the association.