

Pinehurst at Waldenwood Homeowners Association (PWHA)

September 2021 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 7:05 PM.

ITEM 1.1 – Roll Call:

Doug Stewart, Bryan Eppler, Chris Winks, Jason Russel, and Courtney Severson of PRE.

ITEM 1.2 – Proof of Meeting Notice or Waiver:

Meeting notice was established by publishing of the meeting minutes on 7/26/21.

ITEM 1.3 - Approval of Prior Regular Meeting Minutes:

Mr. Russel motioned to approve the July 2021 Meeting Minutes. Mr. Winks seconded the motion. Motion carried unanimously.

ITEM 2.0 - Guest Speakers/Homeowners/Members:

In Attendance: Member from Lot 1-091, Member from Lot 1-038

Discussion(s): Issues with Lot 1-037 continue to persist and is becoming worse.

ITEM 3.0 - Officers Report:

- *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.*

Reserve Study was conducted by Cedcore on Feb. 24, 2021. PWHA selected a one-time engagement for \$1,328.56. We anticipate the results of the Reserve Study by the end of March. PRE to find out the status of our Reserve Study from Cedcore. Review of the report found that the street spurs were missing. Annual dues will need to increase to cover the

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reserve study finding in future years. PRE sent the information over to Cedcore. Cedcore has been requested to respond so that the information can be incorporated before the year end report. Invoices haven't been paid because final report has not been delivered.

Box truck at the development is on Snohomish property. The BOD has contacted the Snohomish Sheriff. The Sheriff told us to file a complaint on their website. PRE to send email to the community requesting support of filing complaints. Complaints can be filed at <https://www.snohomishcountywa.gov/FormCenter/Sheriff-4/Parking-and-Traffic-Complaints-543>

The required information is below.

Location of the Complaint:	Corner of 116th St SE & 45th Dr SE, Everett WA 98208
Day(s) of Violation(s):	Mondays, Tuesdays, Wednesdays, Thursdays, Fridays, Saturdays, Sundays
Time(s) of Violation(s):	Mornings (5 a.m. - 9 a.m.), Daytime hours (9 a.m. - 5 p.m.), Evenings (5 p.m. - 11 p.m.)
Vehicle Description Make:	International, GVWR 26,000 Make: Box Van, Color: Yellow, License: C63354U, Business Logo: "Global Forwarding Logistics LLC." This is a commercial vehicle that has continued to be in violation of County Code 11.05.020, 11.05.03, and 11.05.040.

For additional support on this issue, we will need to contact:

Dale D. Valliant
Traffic Operations Supervisor,
Snohomish County Department of Public Works
3000 Rockefeller Ave. MS 607
Everett, WA 98201

Phone: (425) 388-7138

Email: dale.valliant@snoco.org

- *Treasurer's Report:*

Mr. Winks received our August report on 9/15/21.

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. *PRE to apply payment to fines. Please ensure this is cleared up by next month's financials.*

PRE to reimbursement to Mr. Winks for the website fees in the amount of \$239.40.

PRE needs to know who the signers for Pacific Premier Bank. Mr. Winks and Mr. Stewart should be the signers for the HOA.

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PRE to resolve late payment for storage facility as they didn't process payment in time.

PRE paid the insurance premium in full back in June.

- *Secretary's Report:*

Nothing to report.

ITEM 4.0 - Phillips 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. PRE to take action to get the mailbox replaced now. PRE hopes to know more later this week.*

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. PRE to follow-up with All City.*

The dome window on the playset was vandalized and broken out. *Mr. Saum to review and send picture to PRE for additional actions.*

ITEM 5.0 - ACC Committee Report:

Broken lights at the entrance had a new bulb replaced by Mr. Saum. This light did not appear to have power. *Mr. Saum intends to go back and see if he can determine what the power issues is at this light and report back. No way to determine with brush coverage. Talk with Skinner about what can be done.*

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.*

We have one new / outstanding ACC request.

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1. 10908 51st Ave SE – Request for exterior painting

New ACC approvals.

1. 11530 44th Ave SE – Approved via email by Mr. Russel, notice to be sent to homeowner.
2. 11530 44th Ave SE – Roof replacement approved via email by Mr. Russel, notice to be sent to homeowner.

PRE only needs two approvals from the ACC. The members of the ACC are Mr. Russel, Mr. Saum, and Mr. Stewart.

ITEM 6.0 - Homeowners Requests and Violations:

1. Multiple new fines and warning to go out this week to Lot 1-037.

ITEM 7.0 - Maintenance Report:

1. Nothing new to report.

ITEM 8.0 - Unfinished Business:

1. PRE contract under review. Mr. Eppler motioned to allow Mr. Stewart to negotiate a contract with Navigate Community Management (NCM) for final review by the BOD and to have NCM draft a transition plan for review and approval. Mr. Winks seconded the motion. Motion passed unanimously.
2. BOD to create a response matrix; separate meeting to discuss.
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 *PRE to issues notice*.
 - 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.

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- 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. Tree behind Lot 1-151. EcoTree can remove the tree for \$1,475. Mr. Eppler motioned to authorize Mr. Stewart to secure EcoTree to have it cut down and left in place (no bucking). Mr. Winks seconded the motion. Motion passed unanimously. *Verify this issue is resolved.*
5. 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.*
6. Landscape light in the area also needs to be adjusted. *Mr. Saum volunteered to investigate the light.*
7. Assign zone for home and parking review by BOE. BOE to consider Smartsheet costs for tracking. *To be reviewed at next meeting.*
8. We need to send several homes reminder they need ACC approval prior to paint and landscaping. *Mr. Russel to advise lot numbers to PRE for notice. New homeowners must follow CC&R and R&R's.*

ITEM 9.0 – Meeting Adjournment

Notice of Next Meeting: Third Monday of each month. October 18th at 7:00 pm is the next regularly scheduled meeting. The meeting will be on-line. The link below is the standing meeting room link each month.

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

Adjournment: The meeting adjourned at 8:15 PM.