**Pinehurst at Waldenwood Homeowners Association**

**Minutes of the October Board Meeting**

Time and Place

The Board of Directors of Pinehurst at Waldenwood Association met on Monday, October 19, 2015. The meeting was held at the home of Mrs. Parks.

The meeting was called to order at 7pm by Mr. Winks.

The following Directors were present at the meeting:

Chris Winks, Christian Fraley, Kody Riddle and Susan Parks. Tina Jackson from EMB Management was also present at the meeting.

Approval of Minutes

The Board Meeting Minutes for August 24, 2015 were approved by Kody Riddle and seconded by Chris Winks.

Business

The chairman of the ACC Committee, Doug Stewart, was present at the meeting to discuss communication flow between EMB, ACC and BOD. EMB will receive homeowners request for property changes. The EMB checks to see Homeowners are in good standing with dues. Then the ACC approves request and informs the BOD of action taken. All disputes go to BOD.

The ACC needs pictures from homeowners for their request, complaints and violations.

Jim Bean with the ACC is using Goggle drive for ACC communications.

Mr. Stewart requests funds to repair entry lights. All Directors agreed.

Business

Updates on requests and violations:

No further complaints on cement block wall so no further action taken.

Common area yard waste-no action taken.

A letter to Homeowner for tree removal and fence color change will be sent and must be completed in 60 days.

Letters went out for yard violations.

The ACC will give out parking violation according to Article 7.

EMB to send e-mails concerning parking rules.

EMB-Tina Jackson

It was reported that due to utility increases and costs of fence replacements there needs to be an increase in annual dues. A 4.7% increase was motioned by Mr. Fraley and seconded by Mr. Riddle. This will bring dues from 334 dollars to 350 dollars.

New Website still being studied by Board.

Other Business

Tree assessments are to be done.

Annual meeting in January will be at Penny Creek School in the Library. Date is still pending.

Next Meeting

Next meeting will be November 23, 2015 at 7pm. The place is at Mrs. Parks home.

Adjournment

The motion to adjourn was made by Mr. Fraley and seconded by Mr. Winks. The time was 9:03pm.

Submitted by: Susan Parks Checked by: Chris Winks