

Pinehurst at Waldenwood Homeowners Association
Minutes of the Board of Directors Meeting
September 17, 2008

Time and Place

The Directors of the Pinehurst at Waldenwood Homeowners Association met on Wednesday, September 17, 2008. The Meeting was held at Mark Prentice's home at 11107 50th Avenue SE, Everett, Washington.

Association President Mark Prentice called the meeting to order at 6:50 PM.

Present

The following Directors were present at the meeting: Mark Prentice, Paul Downey and Doug Stewart. Brenda Jacobs and Kerry Cole represented the management company, EMB Management. Ben Bourland arrived late to the meeting.

Mark Prentice acted as chairperson and secretary for the meeting.

Approve Meeting Minutes

After a motion duly made and seconded, the minutes of the June 25th, 2008 Board of Directors meeting were approved as submitted, motioned by Mr. Stewart, seconded by Mr. Downey.

Financial Statements

The August 31, 2008 Financial Statements for the community were reviewed by the Board.

Total Income for the month of August was \$998;

Total Expenses for August were \$3,833;

Net Operating Income for the month shows a deficit of (\$2,835).

Year-to-Date shows a surplus of \$35,607 compared to a budgeted surplus of \$13,649.

Late fees are posted and notices are sent out after the 15th. An additional 10% will be assessed, each month, on any unpaid balances.

7/31/08 to 7/31/07 -> only \$4441 in delinquencies...but nobody was in collections last year.

Discussion of collections and point at which we will get attorneys involved. Anyone owning over \$400 at this point will now be sent to collections.

Bank fees are changing. Foundation is charging \$30/account/month -> ~\$1000/year. EMB has been eating this, but will need to either find another bank with lower fees or pass it through. Action to wait on EMB to research options.

Committee Update

SOCIAL COMMITTEE

The next Social Committee event is the September 27th Garage Sale.

The Board discussed the Social Committee's request to purchase several tents for hosting fall/winter events.

There is a request to change the date of the Spring garage sale to either the middle of April or earlier or the middle of May or later.

If you are willing to help the social committee, please send an email to social@pinehurst-hoa.org.

LANDSCAPE COMMITTEE

The Landscape Committee did a good job this summer on park clean-up, replanting, and arranging new wood-chips for the play area...all in time for summer Social Events. Thank you to the members of the Landscape Committee.

Requested that the landscapers shut off water for irrigation, to save money and ask if they could rake the wood chips in the play area to even things out each time they are out

Playground: Need to replace the tetherball again

ACC UPDATE

1 pending, for added garage door. All others have been approved. Weather vane...approved. Just a few ACC requests were received over the summer.

Open items: Dogs - There is one house open to the park which removed their fence, and had a big dog open to the park. This specific situation was remedied.

A letter will be sent to one homeowner to let them know that they have changed their home paint color to an unapproved color without submission of an ACC request for review.

A letter will be sent to one home owner who has several issues with their property:

- Car with flat tire in front of the home
- Garbage cans being stored in public view
- Moldy siding

The ACC is working on revising the forms to make the process easier.

Other Business

There was one dog attacked and killed by a wild animal, presumably one or more coyotes. Warning to homeowners to be posted on web site.

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PINEHURST-HOA.ORG WEB SITE

Easy Site is pretty limited, and would not support having different sections for each committee. This may be acceptable, and enable more collaboration. We are currently paid through end of year for PowWeb and existing email service, so the consideration would be for change-over at end-of-year. Or, we may decide to start using this sooner. Benefits would be photos, news, calendar...photos would be used.

The board requested that we move ahead with conversion of the Pinehurst HOA web site to EasySite...and an attempt to further improve communications within the neighborhood.

RETAINING POND MAINTENANCE

The board discussed the budget for "pond maintenance", regarding the runoff retention ponds. Significant periodic maintenance needs are coming up, per feedback provided several years ago from a Snohomish County engineer visiting our community. The "upper" retention pond will probably need to be dug-out in 2009, so budget planning needs to account for this.

Mark has been investigating recommendations and requirements from Snohomish County.

A quote was requested and received a quote from Greenway Landscape to remove brush and tree limbs in and around the retaining ponds. The Board decided to request that Greenway proceed with the \$1,627.37 maintenance activity.

ACCOUNT MANAGEMENT CHANGES AT EMB

Kerry Cole is assuming the primary contract role for the Pinehurst account at EMB. Many thanks to Brenda Jacobs who has been a good partner to Pinehurst.

Next Meeting

The Board set the date of their next scheduled meeting as October 15, 2008 at 6:30pm at the home of Doug Stewart.

Please contact Kerry Cole at EMB Management if you are interested in attending: Office (425) 452-7330 or email: kcole@embmanagement.com

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 8:48PM.

Submitted By: Mark Prentice
Board President

Checked By: Ben Bourland
Secretary