

Pinehurst at Waldenwood Homeowners Association  
Minutes of the Board of Directors Meeting  
October 15, 2008

**Time and Place**

The Directors of the Pinehurst at Waldenwood Homeowners Association met on Wednesday, October 15, 2008. The Meeting was held at Doug Stewart's home at 10918 51<sup>st</sup> Ave SE, Everett, Washington.

Association President Mark Prentice called the meeting to order at 6:37 PM.

**Present**

The following Directors were present at the meeting: Mark Prentice, Chris Winks, Paul Downey, and Doug Stewart. Kerry Cole represented the management company, EMB Management.

Mark Prentice acted as chairperson and secretary for the meeting.

**Approve Meeting Minutes**

Finalized September board meeting minutes were not available for review.

**Financial Statements**

The September 2008 Financial Statements for the community were reviewed by the Board.

Total cash for the month is \$65,234.; Total Operating Expenses were \$7530.;

Late fees are posted and notices are sent out after the 15th.

The association will be sending 5 homeowners to collections for non-payment of 2008 dues.

A recent legal opinion regarding the wording of the Late Fee definitions (section 8.5 of the CC&Rs) clarifies that the association may issue a 25% late fee, followed by an additional 12% per annum.

**Committee Update**

***ACC UPDATE***

The board agreed with the proposal that ACC approval is dependent upon being in good financial settlement with the association. Therefore, homeowners with outstanding assessment fees or fines will not receive ACC approvals until financial accounts are settled.

Recent ACC activity includes:

- Review of a proposal for trim-paint to replace previously unapproved painting and choice of colors.

- Approval of a request to remove a tree that has grown too large for the available space.

### ***SOCIAL COMMITTEE***

Social committee has only one member, and is therefore no longer a committee. All social committee functions are therefore cancelled until new community volunteers are found to carry-on the goals of the social committee.

The Pumpkin Prowl and Holiday celebration is officially cancelled.

### ***LANDSCAPE COMMITTEE***

Confirmed that the board has approved and scheduling is moving forward with Greenway Landscape to perform major tree pruning and brush removal around the storm-water retaining ponds in the lower neighborhood. This activity is scheduled in November, after the trees drop their leaves.

More heavy rubber mats have been provided for the playground. Previously, several of these mats were installed under the swings, as a way to maintain cushioning and minimize exposure of the landscape/weed-prevention fabric under the wood chips. The new mats are intended to be placed around the marry-go-round (whirl). This activity will be scheduled informally between board-members.

## **Other Business**

### **2009 HOA BUDGET PLANNING**

The board members reviewed and revised the draft 2009 Pinehurst HOA budget. At the conclusion of the meeting, the budget was approved pending clarification and revisions of the Web-site estimations for 2009.

Note that the budget planning assumes no increase in homeowner assessment costs in 2009.

Approval of the draft budget was motioned by Mr. Stewart and seconded by Mr. Winks.

### **BUDGET RATIFICATION MEETING**

The board agreed that the 2007 November Budget Ratification meeting process worked well enough to continue again in 2008. The justification for completing the budget ratification meeting before the end of the calendar year is so that the HOA can begin the new year with a ratified budget.

With the draft budget in place, the board requested that EMB proceed with coordination of a meeting site the first week of December, preferably back at James Monroe Elementary.

### ***PINEHURST-HOA.ORG WEB SITE***

The new Pinehurst HOA web site (Pinehurst-hoa.org) was place on-line in September, and feedback has been positive. While the new site is more restricted in terms of potential features utilized, the site will be substantially lower in cost and will enable direct authoring of content by board and committee members.

A big thank you to Ben Bourland for investigating, prototyping, and rolling out the new web site.

### **PARKING:**

This is a continual problem in the Pinehurst development, with challenges going back to the origins of the community.

After exploring old and potentially new approaches to encourage homeowners to follow the rules they agreed to in the CC&Rs regarding parking, the board agreed to follow the current process of fines, repeated fines....and if necessary...going to collections to obtain payment of fines.

### **Next Meeting**

The Board set the date of their next scheduled meeting as Wednesday November 19th, 2008 at 6:30pm at the home of Chris Wink's house: 11205 50<sup>th</sup> Ave SE.

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

### **Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 8:23PM.

Submitted By: Mark Prentice  
Board President

Checked By: Doug Stewart  
Vice President