

Pinehurst at Waldenwood Homeowners Association
Minutes of the Board of Directors Meeting
October 28, 2009

Time and Place

The Directors of the Pinehurst at Waldenwood Homeowners Association met on Wednesday, October 28, 2009. The Meeting was held at Ben Bourland's home at 11229 47th Avenue, Everett, Washington.

Association President Paul Downey called the meeting to order at 6:34 PM.

Present

The following Directors were present at the meeting: Paul Downey, Ben Bourland, Chris Winks, Eric Long and Kerry Cole represented the management company, EMB Management. Mr. Downey acted as chairperson and Ben Bourland as secretary for the meeting.

Approve Meeting Minutes

After a motion duly made and seconded, the minutes of the September 23rd, 2009 Board of Directors meeting were approved with a few changes to formatting and spelling, motioned by Eric Long, seconded by Paul Downey.

Financial Statements

Financial statements were reviewed. There were a few clarifying questions from the board against the financial reports. No amendments necessary. Association is running \$12,574 under budget to date for this calendar year.

Pond Maintenance

The board received a request for access from the county to perform the maintenance Mark Prentice has arranged. Mr. Downey signed the release for the access and Mr. Prentice will deliver the documents. The board does not yet have a schedule from the county on when the work will be performed.

Mailbox sign removal

There have been concerns raised about the old tape and paper that has been left behind from old notices posted by homeowners. The board will park this issue until the next board meeting. The board will perform some discovery on methods of removal.

2010 Budget

The board reviewed the final changes to the proposed budget for CY10. One change the board will make from last month's changes is to move \$1000 from the 'Community Events' to 'Replacement Deposit'. Motion to approve the budget with changes made by Mr. Downey and seconded by Mr. Long. The board discussed times for the budget ratification meeting. Mrs. Cole will discuss November 18th and December 2nd with Monroe Elementary. November 18th is the board's first choice.

Other Business

Board discussed times for the annual meeting next year. The board would like to notify home owners that 3 board positions will be opening up as the terms of Mr. Bourland, Mr. Downey, and Mr. Winks are ending.

Board discussed the painting of the pipeline fence this summer and the repair of the fence at the bottom of the community. These maintenance items will be discussed in more detail in a future meeting.

Next Meeting

The Board set the date of their next scheduled meeting to follow the Budget Ratification meeting at Monroe Elementary School.

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 7:38PM.

Submitted By: Ben Bourland
Board Secretary

Checked By: Paul Downey
Board President