

Pinehurst at Waldenwood Homeowners Association
Minutes of the Board of Directors Meeting
January 20, 2010

Time and Place

The Directors of the Pinehurst at Waldenwood Homeowners Association met on Wednesday, January 20, 2010. The Meeting was held at Eric Long's home at 4506 114th Place SE, Everett, Washington.

Association President Paul Downey called the meeting to order at 6:45 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 October 28th, 2009 Board of Directors meeting were approved with a few changes to formatting and spelling, motioned by Ben Bourland, seconded by Eric Long.

Financial Statements

Financial statements were reviewed. There were a few clarifying questions from the board against the financial reports. No amendments necessary. Delinquencies and Foreclosing processes were discussed. Mrs. Cole let the board know that the attorney will automatically move forward with foreclosure when the delinquencies exceed \$1000. Most of the homeowners who have not paid their 2009 and now their 2010 dues will be at risk of being pushed through a foreclosure process.

The board elected to move \$10,000 from the operating budget (the association fell under budget by \$16,600 for the 2009 calendar year) to the Reserve account. Motion by Paul Downey and seconded by Eric Long.

Pond Maintenance

There is no update to this item this month. The board is still waiting to hear from the county on a scheduled time to complete the cleanup work they have agreed to. The board will follow up with Mr. Prentice who have been following the situation closely.

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 reminds the Pinehurst Community to not use the mailboxes to post announcements or lost and found posters. The tape left on the mailboxes and litter that it causes in the community affects the beauty and investments in our homes.

Convicted Criminal Residence Restrictions in Governing Documents

The board sought the opinion of John A. Coe, Attorney at Law attorney on whether to pursue limiting the ability of convicted criminals from owning or renting property **within** Pinehurst. The attorney recommended that the association not attempt to manufacture new articles in the governing documents as this would put the association at risk of litigation and liability. At this time the board has decided not to put limitations in the governing documents.

Mr. Bourland will add a link to the Pinehurst website directing homeowners to the Snohomish County sex offender notification website.

Towing Contract

The board discussed establishing a towing contract with a towing company to post signs throughout the community that you may be towed if parked illegally. The board has decided not to pursue this option at this time.

Retention Pond Fence

Mrs. Cole will be working to obtain a set of estimates to repair the chain link fence that was damaged by a falling tree. The board will make a decision through email on the right vendor once the bids come in.

Pipeline Fence Repainting

The board solicited bids from 2 contractors to pressure wash and repaint the path side of the pipeline fence. The board has chosen Reedworks of Snohomish to perform the work.

The board plans to discuss the specifics of the process of the pressure washing and painting at the annual meeting. Please plan to attend if you own a home on the pipeline affected by this work.

2010 Annual Meeting Preparations

The annual meeting is being planned for a date in March (currently targeting the 24th of March but will be dependent on the availability of Monroe Elementary). The board discussed agenda items for the meeting and will be sending out the agenda as a part of the materials and notification for the meeting.

New Items

The board has discovered that a homeowner has been building a fairly large structure in the back of their home that is within public view. The board will follow up with the ACC on whether an ACC request has been requested for the new addition.

Next Meeting

The Board set the date of their next scheduled meeting for February 17th, 2010 @ 6:30pm at the home of Chris Winks (11205 50th Drive SE).

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 7:52PM.

Submitted By: Ben Bourland
Board Secretary

Checked By: Paul Downey
Board President