

Pinehurst at Waldenwood Homeowners Association
Minutes of the Board of Directors Meeting
January 21, 2009

Time and Place

The Directors of the Pinehurst at Waldenwood Homeowners Association met on Wednesday, January 21, 2009. The Meeting was held at Paul Downey's home at 11005 50th Avenue, Everett, Washington.

Association President Mark Prentice called the meeting to order at 6:35 PM.

Present

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

Mark Prentice acted as chairperson for the meeting.

Approve Meeting Minutes

After a motion duly made and seconded, the minutes of the November 19th, 2008 Board of Directors meeting were approved as submitted, motioned by Mr. Stewart, seconded by Mr. Downey.

Financial Statements

After a motion duly made and seconded, it was decided that \$10,000 will be moved from the sweep account to the reserve account out of the 2008 remaining funds. This is in addition to the budgeted 2008 annual deposit of \$5745.00 which includes replacement and contingency costs. Motioned by Mr. Winks, seconded Mr. Downey.

There are currently 7 Homeowners in collection. A collection notice will be sent to an additional homeowner for an outstanding balance \$704.20 as of January 21, 2009. Up to 7 homeowners could be sent to collections with a balance over \$300.00 within the next 2 months.

This association is willing to discuss alternative arrangements as long as homeowners contact the association's management company (EMB) before receiving a collections notification.

BUDGET RATIFICATION MEETING

The budget ratification meeting was completed as planned and the 2009 budget was ratified at Monroe Elementary school on December 3, 2008. The board would like to thank the one homeowner who attended.

Committee Update

SOCIAL COMMITTEE

No update – The Social committee is currently not staffed with enough volunteers to continue. If you are interested in volunteering, please send and email to social@pinehurst-hoa.org.

LANDSCAPE COMMITTEE

There was some damage to landscaping at the entrance of the community from a car that lost control. The board will address these issues in the spring when the damage to shrub can be better assessed for growth.

Mr. Stewart volunteered to use his pressure washer to remove the moss off the road at the entrance of the community once the weather warms up.

Leadership is needed on the landscaping committee. If you are interested in helping please send an email to bod@pinehurst-hoa.org.

ACC UPDATE

There was one ACC request received since the last meeting for changing their trim color. The ACC committee is reviewing. A decision will be communicated to the homeowner within 30 days of receipt.

The board reviewed warning and fine notifications sent since the last meeting.

Pond Maintenance

Mr. Prentice reviewed the work performed by the landscaping company to cleanup the brush and trees impacting the retaining ponds at the base of the community. The opinion is that a lot of work was done, but there is additional work that is needed at the upper ponds. Before ordering the rest of the work, the board will wait to receive the reserve study that is being executed. If the study does not have the detail needed the association will work with the county to get assistance on the additional maintenance to be performed. The current work has been documented with before and after photos.

Pipeline fence painting

A homeowner pointed out that the pipeline fence through the middle of the community is due for painting. The board will wait to receive the reserve study before requesting bids for the work.

Snow Removal

Multiple calls were placed to (425)-388 7500 or 7509 (Snohomish County road Maintenance) requesting the county to have the roads plowed and sanded. The county did make 2 passes during the period we had snow.

The board is not legally allowed to retain private contractors to plow the county-owned roads in the community.

The board encourages homeowners to call Snohomish County requesting them plow when there is substantial snow fall.

Annual Meeting

The board will decide on a firm date but is tentatively planning for March 25th. The board would like to review the reserve study, due by the middle of March, and be prepared to discuss the study at the annual meeting.

Other Business

There was damage made to a mailbox on 45th Avenue SE when it was struck by a blue vehicle breaking it off of its mount and sending it into the adjacent yard. The vehicle was damaged on the right front side. The mailbox was repaired the next day, and the vehicle owner has not been located at this time

The board will update the web site (<http://www.pinehurst-hoa.org>) with sledding pictures and the 2009 approved budget.

Next Meeting

The Board set the date of their next scheduled meeting as February 18th, 2009 at 6:30pm at the home of Ben Bourland.

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 8:03PM.

Submitted By: Ben Bourland
Board Secretary

Checked By: Mark Prentice
Board President