

Pinehurst at Waldenwood Homeowners Association  
Minutes of the Board of Directors Meeting  
February 17, 2010

**Time and Place**

The Directors of the Pinehurst at Waldenwood Homeowners Association met on Wednesday, February 17, 2010. The Meeting was held at Chris Winks home at 11205 50<sup>th</sup> Avenue S.E., Everett, Washington.

Association President Paul Downey called the meeting to order at 6:40 PM.

**Present**

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

**Approve Meeting Minutes**

After a motion duly made and seconded, the minutes of the January, 20th, 2010 Board of Directors meeting were approved, motioned by Paul Downey, seconded by Chris Winks.

**Financial Statements**

Financial statements were reviewed. The line item "Member Delinquencies" was discussed as to whether or not it includes late fees for homeowners that have not yet paid their 2010 dues. The board considered whether these delinquencies for the current year (2010) warranted collection actions. No decision was made and the issue was deferred.

**Pond Maintenance**

No update was provided on the pond maintenance issue. Mr. Winks brought it to the attention of the board that the new homes being built on 111th Pl. S.E. are sending their storm runoff water into the Pinehurst HOA pond system, however they are not technically part of Pinehurst and do not pay dues. Mrs. Cole advised the board that the best course of action would be to have an attorney review the related documents and regulations to give the board a recommendation. Mrs. Cole took the action to check with the County to verify the storm water runoff into the ponds. Future action could include to send letters from the attorneys advising the homeowners and landowners that future pond maintenance costs would be divided between all Pinehurst homeowners and the owners of the houses with storm water runoff into the Pinehurst retention ponds.

**Retention Pond Fence Bids**

Mrs. Cole presented bids from two vendors (Reed Works and EMB) for fixing the damaged areas of the fence around the ponds. Both bids were comparable in terms of work to be performed. Both bids recommend that two sections should be completely replaced, and several other sections require repair. Reed Work's bid was significantly lower than the EMB's. Mr. Downey moved to authorize Reed Works to go ahead and make the recommended repairs, and Mr. Long seconded the motion. Mrs. Cole will contact the vendor and schedule the work to be done at the next available opportunity.

### **Pipeline Fence Re-painting**

The board recommended the pipeline fence re-painting to be conducted in April so there is sufficient time for homeowners along the pipeline to prepare. The contractor is requiring that homeowners move their possessions at least 10 feet away from the fence to prevent damage. The fence at the entrance was discussed. The contractor that is doing the pipeline fence offered 10% off of the cost of additional painting for the fencing in the front of the community. Paul Downey will review the fencing in the front to determine the need for painting.

### **Rules and Regulation Revision**

The revisions to the Rules and Regulations was discussed. This brought up an email that Mrs. Cole received from a homeowner concerned about a political sign in a yard. The board reviewed the issue and the CC&Rs state that no signs may be erected or displayed on a lot or common area with the only exceptions made for government (i.e. land use) signs, or one (1) "for sale" sign (Section 7.27). Mr. Downey will update the rules and regulations to align with the CC&Rs around this issue. There were no other concerns with the Rules and Regulations revision. Paul Downey took the action to determine if the sign was still posted in the yard and notify Mrs. Cole if needed.

### **2010 Annual Meeting Prep**

The board discussed the timing for the annual meeting and made the realization that the proposed date March 31 is in the middle of spring break for the Snohomish school district. The new proposed date is April 7<sup>th</sup>, 2010 pending the availability of Monroe Elementary.

### **Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 7:48 PM

Submitted By: Eric Long  
Vice President

Checked By: Paul Downey  
Board President