

Pinehurst at Waldenwood Homeowners Association
Minutes of the Board of Directors Meeting
February 18, 2009

Time and Place

The Directors of the Pinehurst at Waldenwood Homeowners Association met on Wednesday, February 18, 2009. The Meeting was held at Ben Bourland's home at 11229 47th Avenue SE, Everett, Washington.

Association President Mark Prentice called the meeting to order at 6:38 PM.

Present

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

Also present was homeowner Bob Miller.

Mark Prentice acted as chairperson for the meeting.

Approve Meeting Minutes

After a motion duly made and seconded, the minutes of the January 21st, 2009 Board of Directors meeting were approved as submitted, motioned by Mr. Bourland, seconded by Mr. Stewart.

Financial Statements

Mrs. Cole notified the board that the \$10,000 marked to be moved to reserves in the January 21st, 2009 meeting minutes was moved to reserves as motioned.

The board has decided to send a warning to those homeowners who are delinquent advising them that they are to contact the management company to work out arrangements to pay off their account or risk being sent to collections. In lieu of the current economy we want to give those homeowners who are suffering a hardship to work with the association.

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

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

The damage at the front of the community made by the vehicle coming through the split rail fence and grass has been repaired. The individual who caused the damage is working with the association to pay for the repairs.

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

ACC UPDATE

Mr. Stewart gave an update on the adjustments to the ACC submission form. Mr. Stewart is collecting comments and plans to roll the new form out soon. The new form will be uploaded to the web site.

Annual Meeting

Annual meeting is now scheduled for March 24, 2009 at 7:00pm. Sign in starts at 6:45pm. The board discussed options and protocol for conducting the meeting.

Sink Hole at 11022 47th Avenue SE

Verizon came by examined and filled the hole. Examination revealed that there was no real concern that the sink hole will get worse. Mr. Prentice will follow up with Verizon and close the matter.

Violations

The board is following up on multiple parking violation complaints. Warning letters will be sent.

Other Business

Mr. Miller discussed his position with the county as precinct officer for our area. Mr. Miller is requesting assistance with being notified of the moving of homeowners (voters) so that he can make sure they have the appropriate documentation for transferring their voting registration. The board suggested using the Public Records website to search for recent title changes within the community. The board will evaluate Mr. Miller's request and Mr. Bourland will provide the web address for the Public Records site.

Next Meeting

The Board will hold a special session to review the reserve study that was prepared for the association by Association Reserves on March 11th, 2009 at 6:30pm at the home of Doug Stewart. No business will be conducted at this meeting.

The next monthly board meeting time will be selected at the Annual Meeting (March 24th, 2009).

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 8:06PM.

Submitted By: Ben Bourland
Board Secretary

Checked By: Mark Prentice
Board President