

Pinehurst at Waldenwood Homeowners Association

Minutes of the Board of Directors Meeting

April 21, 2010

Time and Place

The Directors of the Pinehurst at Waldenwood Homeowners Association met on Wednesday, April 21, 2010. The Meeting was held at Eric Long's home at 4506 114th PL SE, Everett, Washington.

Association President Eric Long called the meeting to order at 6:40 PM.

Present

The following Directors were present at the meeting: Eric Long, Steve O'Donnell, Donavan Hoepcke and Kerry Cole represented the management company, EMB Management. Mr. Long acted as chairperson and Mr. Hoepcke as secretary for the meeting. Chris Winks and Doug Stewart were also in attendance.

Transition of Documents

Chris Winks attended the meeting in order to transition documents and paperwork to Steve O'Donnell.

Financial Statements

Financial statements were reviewed. The line item "Member Delinquencies" was discussed. It was noted that this line item is a significant financial risk for the association. No specific action was discussed. One discrepancy for legal fees was noted on the balance sheet. Kerry Cole agreed to research the discrepancy with the EMB accounting department and will update the financial report.

Cambria Development Drainage

Waldenwood at Pinehurst storm-water is draining into the association's retention ponds. There was some discussion about whether or not we should pursue any action against this association to recoup monies for use of the drains. Eric Long moved to send a demand-letter via Bob Goff, an attorney contracted through EMB. Steve O'Donnell seconded. Kerry Cole will contact Bob Goff and have the letter sent once the content of the letter is approved by the board.

Community Fencing

Work on the common fences in the community is complete. Some items needed to be added to the invoice but the total cost of the work was still under budget.

Retention Pond Maintenance

Snohomish County has completed maintenance on the ponds. Trees have been removed and drains have been replaced. The board will continue to monitor the state of the ponds and maintain them via standards recommended by the county.

Park Tire Swing

The tire swing in the community park has an exposed u-joint which is a safety hazard. The board voted to move forward with repairs to the tire swing's exposed u-joint. EMB will submit a PO and ship the part to the board.

Open items

New ACC forms that simplify the process of submitting requests have been sent and

Next Meeting

The next Board meeting will be on 5/19 at Donovan Hoepcke's home.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 8:16pm.

Submitted By:	Donavan Hoepcke	Checked By:	
	Secretary		