

Pinehurst at Waldenwood Homeowners Association
Minutes of the Board of Directors Meeting
May 27, 2009

Time and Place

The Directors of the Pinehurst at Waldenwood Homeowners Association met on Wednesday, May 27, 2009. The Meeting was held at Paul Downey's home at 11005 50th Avenue, Everett, Washington.

Association President Paul Downey called the meeting to order at 6:39 PM.

Present

The following Directors were present at the meeting: Paul Downey, Doug Stewart, Chris Winks and Kerry Cole represented the management company, EMB Management. Also present was Mark Prentice. Mr. Downey acted as chairperson and secretary for the meeting.

Approve Meeting Minutes

After a motion duly made and seconded, the minutes of the April 22nd, 2009 Board of Directors meeting were approved as submitted, motioned by Paul Downey, seconded by Doug Stewart.

Financial Statements

It was noted that the format of the financial statement has been updated with the implementation of a new accounting system by EMB management.

There is currently \$27,065 in delinquencies, up from \$20,132. Part of the increase is due to attorney fees being added in for collections.

Pond Maintenance

Mr. Prentice provided an update on the maintenance of the 3 retention ponds used by the Pinehurst community for storm water runoff. The lift (pump) station belongs to Silver Lake Water, per Rick Gilmore from Silver Lake Water. The fencing around the lift station is also owned and maintained by them. The blacktop is on an easement for access to the lift station.

Mark will continue to pursue contact with Nat Washington from Snohomish County Surface Water Management for more information regarding specifics of pond maintenance.

Lawn Care

4 houses were sent letters last week requesting improved maintenance of their lawns and/or yards. Another 4 letters were sent on Wednesday, 5/27/09. Greenway has been notified that there may be a need for them to cut the lawns at several homes, at HOA expense. The homeowners would be charged a fine, plus cost of Greenway maintenance if the lawn/yard is not mowed or weeded as requested in the notification letter.

- 1st letter = warning of impending fine
- 2nd letter = \$75 fine plus Greenway is scheduled to cut lawn in 10 days if lawn is not mowed or yard maintenance as requested in notification letter.

- After lawn is cut, the 1st and 2nd letter process with fine and Greenway cut starts again if maintenance again becomes an issue.

Sprinkler System Issue

Two homeowners contacted HOA President, Paul Downey about the same sprinklers being turned on in the park for over an hour. Paul Downey found the valve for the sprinklers and manually shut it off. It was observed that the cover for the valves was removed and several fist sized rocks from on top of the valve had to be moved for access.

EMB Management contacted Greenway to replace the valves. Greenways assessment was that the valves had been vandalized. Greenway will add locks to the covers of the sprinkler system valves.

Park Vandalism

It was brought to the attention of the HOA that there was damage to the sign at the park entrance that appeared to have been caused by a BB gun. HOA rules indicate that the curfew in the park is dusk. Any unusual activity during the day and any activity after dusk should be reported to the Police.

Late Payment

A homeowner contacted EMB Management about waiver of fines and late fees for a past due payment. The homeowner was facing foreclosure from these payments. It was noted that the homeowner would have received written notification for the original payments, written notification prior to any fine and prior to being forwarded to collections.

Other Business

There was discussion about creating a flyer to send out to the community for a request for volunteers for the different committees. The board is currently addressing critical business only. The ACC board is operating, although on minimal staff. The Landscape Committee and the Social Committee are not operating.

Paul Downey agreed to create a flyer to mail out to the community.

Next Meeting

The Board set the date of their next scheduled meeting as June 24th, 2009 at 6:30pm at the home of Doug Stewart.

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: Paul Downey
Board President

Checked By: Ben Bourland
Board Secretary