

Pinehurst at Waldenwood Homeowners Association
Minutes of the Board of Directors Meeting
June 24, 2009

Time and Place

The Directors of the Pinehurst at Waldenwood Homeowners Association met on Wednesday, June 24, 2009. The Meeting was held at Doug Stewart's home at 10918 51st Avenue S.E., in Everett, Washington. Association President Paul Downey called the meeting to order at 6:36 PM.

Present

The following Directors were present at the meeting: Paul Downey, Doug Stewart, Chris Winks and Kerry Cole representing EMB Management. Also attending as volunteers for the Board were Donovan Hoepcke, Eric Long and Jim Cox. Paul Downey acted as chairperson and secretary for the meeting.

Board Volunteers

New Pinehurst at Waldenwood Homeowners Association Board Member volunteers were invited to the Pinehurst Homeowners Association meeting. Paul Downey reviewed Board functions, monthly time commitments and the term of the position which would extend to the 2011 Annual Homeowners Association meeting, generally in March. After some discussion, and with 2 positions open, but three volunteers, Jim Cox bowed out with the intent to volunteer again early next year when more board positions open up. It was at this point that Jim Cox excused himself from the meeting. Discussion of the open positions led Eric Long to volunteer as Vice President and Donovan Hoepcke volunteered to fill the position of Member at Large. Donovan and Eric will help with required actions in the community and provide continuity with the eventual transition of new volunteers in 2010.

Approve Meeting Minutes

After a motion duly made and seconded, the minutes of the May 27th, 2009 Board of Directors meeting were approved as submitted, motioned by Paul Downey, seconded by Chris Winks.

New committee volunteers

Joanna Moore volunteered to be a part of the Architectural Control Committee. Doug Stewart, as chairman of this committee, took the action to contact her. Matt Moore volunteered to be a part of the Landscape Committee. Paul Downey took the action to contact him to see if he was interested in chairing the position.

Financial Statements

Chris Winks reviewed the financial statements. Eighteen homeowners are currently in collections. It was noted that was an increase from 2008. There was further discussion about reserve funding versus future costs such as pond maintenance, street spurs and other items.

Pond Maintenance

Mark Prentice agreed to act as the point of contact on behalf of the Pinehurst Homeowners Association to Snohomish County Public Works regarding maintenance of the retention ponds. Having a single point of contact was the preference of Snohomish County Public Works Engineering Technician, Jesse Jarosz. Mark agreed to act on behalf of Pinehurst as the pond maintenance was becoming a large issue toward the end of his term as President of the Association. Mark's coordination with Mr. Jarosz revealed a greater need to maintain the retention ponds. Among the findings:

Implement a vegetation removal technique which will contribute to the longer term viability of the retention ponds. This method sometimes allows the preservation of a few larger, mature trees and shrubs, which provides shade to cool the water in the pond, inhibits invasive vegetation growth and improved the aesthetics of the pond. Attempt to preserve the willow trees and aquatic vegetation at the low-water line and to preserve some of the non-aquatic trees above the high water line. The criteria are below:

- Cut all deep-rooting veg back 10' to each side of under ground pipes, and within a 10' radius of the pipe-ends and access lids
- Cut vegetation back 5' to each side of the perimeter fence where possible. At least remove branches that protrude through fence where this is not possible.
- Trim hazard limbs that may fall and damage the fence.
- Cut all vegetation within the access road and ramp and 5' to each side of the road and ramp.
- Cut all non-aquatic trees (e.g. cottonwood, alder, maple, fir below the high-water line, etc.).

Note: the High-water line for this pond is about vertical distance (feet and tenths of feet) below the top of the banks surrounding the pond.

- Cut all non-aquatic trees on the keyed bank (cardinal direction)
- May chose to mulch the cut vegetation and distribute it above the high water-line, so that it does not plug the outlet pipes.

There will be more specific about those elements of the facility, which need attention, in the report that I write up and send to you in the near future.

Pipeline Fence Painting and maintenance.

Paul Downey walked the fence along the pipeline access road in the middle of Pinehurst. While the painting of the fence is wearing, it was noted that the fence could last another year prior to requiring painting. It was noted that the 2x4 rails had pulled away from the 4x4 fence posts in several places along the fence and a 4x4 fence post was broken at the bottom with the fence being held up only by the neighboring posts. Kerry Cole took the action to contact EMB maintenance to repair the rails and replace the fence post.

Handling of ACC Appeals

Kerry noted that any ACC appeal (fences, sheds, etc.) would go through the ACC committee and appeals for non-ACC violations on parking, yard maintenance and such would go through the HOA Board.

Open Items

Donavan Hoepcke brought up that sprinklers in the park were on more often than necessary, saturating the grass and garden area downhill from the play equipment. Also, the sprinklers were turning on in the middle of the night instead of early morning. Kerry Cole took the action to contact Greenway Landscaping to reprogram the system to turn on every 3 days and around the 5-6 am time frame.

Donavan Hoepcke also noted that one of the picnic tables in the park was torn from the base and turned over. Paul Downey took the action to reattach the table to the base.

Next Meeting

The Board set the date of their next scheduled meeting as September 23rd, 2009 at 6:30pm at the home of Paul Downey. 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 8:05PM.

Submitted By: Paul Downey
Board President

Checked By:
Board