

Pinehurst at Waldenwood Homeowners Association  
Minutes of the Board of Directors Meeting  
September 23, 2009

**Time and Place**

The Directors of the Pinehurst at Waldenwood Homeowners Association met on Wednesday, September 23, 2009. The Meeting was held at Paul Downey's home at 11005 50<sup>th</sup> 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, Donovan Hoepke, Ben Bourland, Chris Winks, Eric Long and Kerry Cole represented the management company, EMB Management. Also in attendance was Mark Prentice to update the board on his continued interaction with the County regarding retention pond maintenance. Mr. Downey acted as chairperson and Ben Bourland as secretary for the meeting.

**Approve Meeting Minutes**

After a motion duly made and seconded, the minutes of the June 24<sup>nd</sup>, 2009 Board of Directors meeting were approved as submitted, motioned by Chris Winks, seconded by Chris Winks.

**Financial Statements**

There are currently \$30,865.32 in unpaid dues, fines, late fees, and collection fees across 17 homeowners. Homeowners who owe \$300 or more are already in collections.

**Pond Maintenance**

Retaining ponds are a filter system for the community's rain water runoff that as the runoff flows through the 3 ponds the water is naturally filtered and released safely into the environment. In order for the ponds to function as designed they need to be maintained by keeping trees and other debris out of the ponds. Part of maintenance is to also replace the gravel at the exits of each pond.

Mr. Prentice has updated the board that there have been verbal suggestions from the county that they would possibly perform a onetime maintenance on the ponds for us, but that has not been committed to. The suggestion by Mr. Prentice is to rollover unallocated budget this year for possible higher costs to perform maintenance to the ponds and he will follow up with his contact with the county.

Mr. Prentice will also contact professional companies that perform retention pond maintenance in order for the board to get an idea of what to budget for 2010.

**2010 Budget**

There are very few differences between last year's budget and this year's draft.

- We will not be performing an audit for 2009.
- 5% increase in EMB management fees
  - Standard increase across all properties EMB managed communities.

- Master Insurance budget was higher than used so we lowered this item for 2010.
- We were over on landscaping this year by \$3000 so we have increased the 2010 budget for this item.
- For Landscape Improvements/Supplies the board is discussing moving \$4650 into reserves and budgeting \$2000 for 2010 which is the amount that was spent in 2009.
- It is not known at this point what the county increases in Power and Water will be for the next year. We are under for both Water and Power for the year and projected shows that we will still be short of the budgeted amount.
- Next year the board will be removing the Contingency deposit and line item and rolling those dollars into the Replacement Deposit line item.

Board will review revised Budget at the October meeting and schedule a ratification meeting in November.

### **Garage Sale**

The board discussed the logistics of putting out signage and posting ads in Craigslist and other free publications to promote our garage sale this weekend. The board has decided that future garage sales will be on the last Saturday of April and the last Saturday of August. This coincides with the Wyngate/Stonegate and Pioneer Trails communities, bringing in more people. Mr. Bourland will add the garage sale dates for next year to the website (<http://www.pinehurst-hoa.org>).

### **Tree Hazards in Greenbelts**

The Board reviewed the requests by homeowners to remove trees in the green belts that are not on a homeowners property and appear to be dead. The Board agreed that any Homeowner seeking removal of any trees by the Association should first hire a licensed, bonded, and insured arborist to give a written evaluation of the tree which they want removed. If the tree is reported dead by the arborist, posing a threat and the tree is determined to be on Pinehurst NGPA, then the Association will reimburse the Homeowner for the cost of the arborist and pay for the removal of the tree that is evaluated as dead. Owners must coordinate this request with the Board in advance.

### **Parking on the Street**

The board continues to discuss more ways to limit the amount of cars that routinely park on the streets and sidewalks overnight. These cars continually represent a safety hazard for both pedestrians and other vehicles coming up and down our streets. More help is needed to identify these homeowners for notification.

### **ACC appeal**

The ACC addressed an issue where a homeowner has a temporary structure that is somewhat visible from adjacent lots. The temporary structure has been in place for approximately two years. The Board is asking that the homeowner gain written permission from the adjacent lot owners signing off on letting the structure stand as implemented and provide this documentation to the Board.

### **Other Business**

The board would like to remind homeowners that dogs must be on leash at all times when outside your home. There have been complaints that there have been several dogs seen running free in the park and that there was concern for the safety of other dogs and children. We ask that all homeowners work first with their neighbors on concerns regarding their pets. If you see an unattended dog roaming the community that poses a risk the board asks that you contact Snohomish County Animal Control.

### **Next Meeting**

The Board set the date of their next scheduled meeting as October 28th, 2009 at 6:30pm at the home of Ben Bourland.

Please contact Kerry Cole at EMB Management if you are interested in attending: Office (425) 452-7330 or email: [kcole@embmanagement.com](mailto:kcole@embmanagement.com)

### **Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 8:33PM.

Submitted By: Ben Bourland  
Board Secretary

Checked By: Paul Downey  
Board President