**PINEHURST AT WALDENWOOD HOMEOWNERS ASSOCIATION**

**SEPTEMBER 2019 BOARD MEETING MINUTES**

Time and Place: The meeting was held at Doug Stewart’s home on September 9, 2019 at 7pm. The meeting was called to order at 7pm.

Present: Susan Parks, Chris Winks, Doug Stewart, and Tim Pfohl with Phillips Management.

Approval of Minutes: Chris Winks motioned to approve the June 2019 Minutes and Doug second the motion.

President’s Report:

Still waiting for information from County Water Management concerning pond management responsibilities

Homeowner sprinkler repair bill, Tim will get a new invoice from vender.

Treasurer’s Report:

Chris winks suggested to Phillips that the monthly expenses for the HOA insurance policy be paid once a year to save on monthly service fees. All Board Members agreed to the changes and Tim will implement the changes.

Chris reported plan to clean the ledger of old balances that are no longer to date and one homeowner’s balance of $.90 to be deleted.

Board members agreed that Phillips refund $25.00 to homeowners that overpaid dues.

Phillips Management Report

Tim reported 6 homeowners’ delinquencies with a total of $4500.00. Tim will contact homeowners by email and first class mail. Failure to respond will lead to attorney involvement.

Skinner Landscaping requested to be paid 50% of landscaping cost at park. All members of the Board agreed to pay Skinner.

Phillips’ Portal program gives homeowners and Board access to accounts and activities of work orders and other HOA information.

ACC Committee Report- Doug Stewart

Homeowner requested approval for house paint colors. Doug reported they are in line with neighborhood.

Doug waiting on estimate for pavers at the park.

August 21, 2019 derelicts cars were reported.

Homeowners Requests and Violations:

Homeowner ordered an arborist to check on trees in the NPGA area. Chris reported 4 trees the homeowner will pay for and 7 trees the HOA will pay .The homeowner will cover the cost of the arborist. Tim will check with county concerning tree removal rules. A tree removal company will be contacted. Doug suggested tree removal cost be treated as two separate projects.

Maintenance Report

Park swing needs repair. Chris will try to repair.

Old/New Business

Doug motioned to turn ownership of fence along pipeline to the homeowners and Chris second. All Board members voted in agreement. Owners will need to keep up repairs and follow guidelines of the CC&Rs.

The Board discussed with Phillips to put in new request for contract and wording for recourse. Present contract up next year.

Next Meeting Time and Place:

October 21, 2019 at Mrs. Parks’ house at 7pm.

Budget Ratification meeting in November. Time and place to be determined.

Adjournment:

Since there was no further business Doug motioned to adjourn the meeting and Chris second. The meeting was adjourned at 8:31pm.

Submitted by Susan Parks