Waldenwood Homeowners Association

Minutes of the March Board Meeting

Time and Place

The Board of Directors met on Monday, April 25th, 2016. The meeting was held at the home of Mr. Kaufman.

Members in attendance were:   
Susan Parks, President

Christian Fraley, Vice President

Kody Riddle, Treasurer

John Choiniere, Secretary

Chuck Kaufman, Man-at-large

The meeting was also attended by Brian Swope and Praveena Vadrevu of EMB.

The meeting was called to order at 7:08 by Pres. Parks.

Approval of Minutes

Kaufman noticed a missing violation report, at 11306 45th. Choiniere will amend.

Riddle motioned to approve amended minutes, Fraley seconded. Minutes were approved by voice vote.

Business

Swope inquired about the fence replacement project, asking for further explanation. Multiple members of the board explained the nature of the project, replacing community-property fencing along the pipeline. EMB reported that Reedworks, who the board has used in the past, is now approved as a contractor by EMB, which means they adhered to their standard process, which includes verifying licensing and insurance of the contractor. Fraley asked Swope and/or Vadrevu to look into whether Puget Sound Energy, who owns/controls the pipeline, has any maintenance responsibilities w/r/t the fence.

On the subject of fencing, it was noted that certain behaviors of property owners, particularly building up of backyards with dirt, may be prematurely rotting the fences. However, there are no current restrictions in the CC&Rs.

Swope asked if project should be opened by EMB for bids; board agreed yes. HOA budget contains $5-10k for this.

Bamboo problem: a homeowner’s bamboo is spreading into and growing into common area. It’s also damaging his fence, which he is obligated to maintain. EMB will send warning letter.

EMB reps ask: should an email blast be sent reminding residents of obligations w/r/t things like fencing, yard maintenance? Yes, and include electronic version of newsletter that was distributed.

Riddle asked EMB about the current status of the landscaping contract, including cost and responsibilities. Fraley would like to know the same about EMB contract, which board may not have current version of. Swope will provide both to the board.

It was noted that the board voted by email to renew current HOA insurance policy.

Resident concerns, plus violations: Pres. Parks looked into speed bumps, speed signs, etc. with the county; SnoCo requires “general consensus” of the HOA to implement. A letter was received by the board in opposition to any such plan. Fraley mentions that portable solar-powered speed trap signs are available by request from the county. A resident inquired as to whether a broken pipe could be responsible for the frequently-waterlogged grassy area in the community park; board will investigate. Owner of house with the two-tone purple fence will be sent a reminder of his agreement to repaint his fence once the weather made it feasible. Choiniere reported on observed violations of CC&Rs, all regarding either parking or lawn care. EMB will send warning letters.

EMB reported two houses were sold since the previous meeting.

New Business

Board Member Kaufman requested approval to paint exterior of his house the same color it is now; the board endorsed his painting project unanimously.

Fraley spoke for the board on the subject of support from EMB during personnel changes, and concerns with the level of service received. Vadrevu assured the board that there would be better support and consistency, and explicitly mentioned a new policy restricting the number of HOAs an employee can be responsible for to 8, while noting that our manager prior to Tina Jackson had 40 HOAs they were responsible for.

Next Meeting

The next meeting of the board will be held on Monday, May 23rd, at the home of Choiniere.

Adjournment

At 8:46 Riddle motioned to adjourn, Fraley seconded, passed by voice vote.

Meeting minutes submitted by Choiniere, checked by Pres. Parks.