Waldenwood Homeowners Association

Minutes of the July Board Meeting

Time and Place

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

Members in attendance were:
Susan Parks, President

Kody Riddle, Treasurer

John Choiniere, Secretary

Chuck Kaufman, Man-at-large

Also in attendance were Ben Miller of Associa EMB Management and Doug Stewart of the ACC committee.

The meeting was called to order at 7:01 by Pres. Parks.

Homeowner-brought Business

Mr. Stewart attended to discuss multiple issues.

First: lighting fixtures at the entrance sign are repeatedly getting damaged. Stewart suggested a pseudo-cage made of pvc tubing. Mr. Miller suggested new, angled fixtures. Stewart will get pricing of various options and relay to board.

Second: checking in on issues reported to him by homeowners. Care of unoccupied houses? Letters have been sent to current owners. Rough cut of HOA-owned areas? Board is in discussion with current vendor to clarify schedule. Mr. Riddle asked Miller where we stand with other proposals; Miller’s feedback is that waiting until the end of the active cutting season (so, October) is probably advisable. Parking? Stewart reports multiple recent complaints about excessive, not-allowed parking.

Board, Miller, and Stewart engaged in long discussion about strategies to fix problem. Settled on re-creation of windshield notifications, which will be distributed overnight multiple times prior to next meeting to remind residents/owners that no overnight parking is allowed.

Stewart reported specific violations of CC&Rs; Miller will issue letters accordingly.

Stewart left the meeting.

Approval of Minutes

Ms. Parks motioned to approve last meeting’s minutes, Mr. Kaufman seconded. Minutes were approved by unanimous voice vote.

Business

Proposals for rough cut schedule for retention pond were presented; due to lack of time after parking discussion, and great detail of proposals, Mr. Choiniere proposed to table until next meeting. Kaufman seconded; tabled by unanimous voice vote.

Proposal was presented for removal of damaged tree near entrance; Parks moved to approve, Choiniere seconded, approved by unanimous voice.

HOA-owned fence was discussed. Parks requested a study by vendor Reedworks (or alternative) to develop more precise replacement schedule on a segment-by-segment basis. Miller recommended waiting until Phillips took over management of HOA to take any action since it’s going to be a long-term project. Miller will ask for any existing estimated schedule.

HOA website was discussed; Choiniere volunteered to design an updated site.

Board unanimously approved spending $225 to repair malfunctioning sprinkler controller in park.

Drainage issue: two proposals for fixing drainage issue near entrance to neighborhood are expected at EMB soon.

Bamboo issues: board will confirm rough cut schedule of the area and report to homeowner, so he knows when it need to be his responsibility.

Miller presented examples of possible signs to be placed under power lines.

The next meeting was set for Sept 6th at Kaufman’s home.

Miller requested an exit survey after EMB’s service ends; board is happy to participate.

Choiniere motioned to adjourn, Parks seconded. Meeting adjourned at 8:52.

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