Waldenwood Homeowners Association

Minutes of the June Board Meeting

Time and Place

The Board of Directors met on Monday, June 27th, 2016. The meeting was held at the home of Ms. Parks.

Members in attendance were:   
Susan Parks, President

Christian Fraley, Vice President

Kody Riddle, Treasurer

John Choiniere, Secretary

Chuck Kaufman, Man-at-large

Also in attendance were Ben Miller of Associa EMB Management and Tammy & Brian Wilson, Pinehurst homeowners.

The meeting was called to order at 7:06 by Pres. Parks.

Homeowner-brought Business

The Wilsons attended the meeting to seek clarification on recent communication from the board and EMB.

They first asked for clarification on HOA rules/regulations/CC&Rs/etc., as it was not clear what the most recent versions were (and therefore which were being enforced). Ben will ensure that everyone involved is working off of and referencing the up-to-date documents.

The Wilsons take issue with a notification they were issued regarding an improper non-permanent structure in their backyard. They cite document “Declaration of Protective Covenants Running With the Land”, which is separate from the CC&Rs, filed with Snohomish County office of records as document 200010030243, which restricts the erection of structures in specific lots within the development, not including the one owned by the Wilsons.

Ben will clarify the regulation under which the letter was issued, and alert the board. The board agrees that if a letter was incorrectly issued it should be withdrawn, and acknowledges that possibility.

Wilsons further ask for clarification on rules regarding their bamboo patch, which has grown into the common area behind their house. They cite a conversation with a previous EMB manager who stated that the landscaping service would manage the offshoots if they were cut down at the beginning of spring. They state a willingness to maintain the plants even in the common area, and only ask for clarification of duties. Ben will discuss with landscapers.

Lastly, they ask for clarification about timelines with regard to warnings and fines; board will discuss.

The Wilsons were thanked for their attendance, and were encouraged to join the board of directors if an opening should arise due to their apparent interest in HOA governance. They then were excused from the meeting.

Approval of Minutes

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

Business

Board discussed the issues presented by the Wilsons, including an attempt to determine the precise language that led to the letter being issued regarding the temporary structure. It was noted that the main point of concern was that it is visible from the street. Board members were confident that language exists prohibiting such structures, but in the interest of time moved on to the next agenda item. Ben will search all governing documents for the “visible from the street” clause, and board with let the Wilsons know whether the letter they received was correct or not.

Ben presented the management report from EMB. He noted that due to the habit of holding board meetings near the end of the month, the report is frequently out-of-date; a section will now be included for current-month issues.

EMB recently issue a survey to HOA homeowners asking their feelings about the speed of vehicles driving through the neighborhood; the results were summarized for the board, with the general feeling being that speed is an issue. Ben also relayed specific email feedback EMB received. Ben discussed options for speed mitigation with Christine Johnson of Snohomish County (SnoCo), who outlined the process required; he will hold a follow-up meeting with the SnoCo Right-of-Way group.

Kody suggested that installing small, reflective bumps (colloquially, “turtles”) may be an effective solution.

Christian asked, with full board support, for data collection by SnoCo on traffic frequency and speed at three locations on 47th street.

Five separate landscaping proposals were reviewed by the board with assistance from Ben; all were issued by Greenway for one-off projects and are beyond the scope of the current contract.

Proposal one concerned the on-site retention ponds; due to a lack of clarity re: responsibilities between the utility and the HOA, the proposal was tabled. Ben noted that the HOA receives a county grant for maintenance of ponds.

Proposal two concerned the removal of a tree behind the Pinehurst entryway sign; board members will examine the tree before deciding.

Proposal three concerned additional mowing in the common area under high voltage lines; the board agreed that the contract for that area needed re-doing, but not until next year.

Proposal four concerned the replacement of a non-functioning irrigation controller in the park. Since the landscaping company is explicitly not an irrigation company, board requests that further bids be sought.

Proposal five concerned the removal of a downed tree in the park. Members Riddle and Choiniere estimate the size of the tree at 8-10 ft. Proposal was declined; board members will remove.

The board further declared an interest in adding bark around trees in the park, as well as replacing the existing bark around the playground. Riddle suggested that he and other residents may be willing to spread bark, to lower cost. Choiniere agreed. Costs will be sought by Ben for both purchase and purchase/installation.

Ben noted that the light for the main Pinehurst sign is broken, and will investigate ways to fix or replace.

Board requested that EMB email all homeowners ASAP to remind them to clean up their own fireworks trash after the 4th of July.

Ben asked whether kids are allowed to play in common area under power lines; board says yes, due to lack of rule against it (and lack of enforceability of such a rule). Ben suggested that it may be dangerous, and board could consider “play at your own risk”-type signage. Board asked Ben to contact utility to see if such a thing already exists. Riddle and Choiniere noted that it’s the responsibility of parents to keep their kids out of there if they feel it’s unsafe.

Members Riddle, Fraley, and Kaufman reported yard and parking violations; EMB will issue letters as appropriate. Riddle asked if the clock resets on yard violations for repeat offenders who occasionally fix problem; rest of board confirmed that it does. Due to an illness, Fraley left the meeting.

A car that has not moved in months was noted, and towing it away was discussed; board will seek way to notify unknown owner via note on car prior to towing, unless there’s no way to do such a thing.

New Business

Remaining board members informed Ben that Pinehurst was terminating its contract with EMB as of the end of August (due to a requirement of 60 days’ notice). Board assured Ben that his performance was irrelevant to the decision. He asked if there was anything he could do to retain the Board’s business, but the Board said no. Ben was given a letter effecting the termination, as well as a letter absolving him of fault (as well as a copy of the second letter for his personal files).

The next meeting was set for July 25th at Kaufman’s home. Choiniere motioned to adjourn, Riddle seconded. Meeting adjourned at 8:44.

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