Pinehurst at Waldenwood Homeowners Association

Minutes of the March Board Meeting

Time and Place

The Board of Directors met on Monday, March 7th, 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

The meeting was called to order at 7:00 by Pres. Parks.

Approval of Minutes

Kaufman motioned to approve prior meeting’s minutes; Fraley seconded the motion. Minutes were approved by voice vote.

Business

1. Violations

A community member reported trash in the yard of a house on 45th Ave; Kaufman and Choiniere confirmed the presence of trash on Sunday, but Fraley reported it was removed as of Monday; no action was taken.

Violations were reported at 11323 47th, 4703 115th, 4528 115th, 11110 50th, 4528 115th, 4622 115th; additionally, Fraley had documentation of violations at 11506 45th related to garbage cans, 4429 115th related to garbage cans, 10933 47th related to outdoor activity equipment, 11012 47th related to a trailer, 11110 47th related to the garage door, and 4700 115th related to trash in the yard. Board discussed severity of yard violations given recent weather, and severity of trash can violations. Decision was made by voice vote to send warning letters to houses in violation for trash/junk, but pass on sending warning letters for yard conditions or trash cans until weather gets better. Fraley will notify EMB.

Related to monitoring of violations, Board decided to divvy up responsibility of being diligent in noting violations prior to monthly meeting; Choiniere will take April, Kaufman will take May, Riddle June, Pres. Parks July.

1. Collections on overdue accounts

Discussion was held of when to involve Condo Law in collections of overdue accounts, centered on setting a time and/or cost threshold. Principle reason not to would be cost associated with collecting.

Choiniere motioned to establish a $1,000 threshold for entering collections on overdue accounts; seconded by Riddle. Approved by voice vote.

1. Newsletter

Spring newsletter will be issued first week of April. Pres. Parks is responsible for content, Riddle responsible for design.

1. Yard sale

Discussion of timing of spring yard sale.

1. Insurance

EMB is proposing a change of insurance provider, which would increase both cost and coverage. Board members will learn more about current and proposed policies and discuss at future meeting.

Next Meeting

The next meeting of the board will be held on 25 April at the home of Pres. Parks.

Adjournment

At 8:45, Fraley motioned to adjourn; Kaufman seconded. Unanimous voice vote to adjourn.

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