Waldenwood Homeowners Association

Minutes of the May Board Meeting

Time and Place

The Board of Directors met on Monday, May 23rd, 2016. The meeting was held at the home of Mr. Choiniere.

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 Ben Miller and Praveena Vadrevu of EMB.

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

Approval of Minutes

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

Business

Ms. Vadrevu presented the management report from EMB, detailing status of reported CC&R violations, overdue homeowner accounts, and business items from last meeting. There was one missing violation, related to a disallowed temporary structure visible from the street. EMB will send a letter to the homeowner.

Ben Miller is replacing Brian Swope as our EMB representative, due to poor performance by Mr. Swope. He began the job just four days ago, and so in this transitional period at least emails sent to EMB should go to both him and Monica Adams, his supervisor.

The board had some questions on details about the financial/homeowner accounts report, including what “settled” means as a category for some outstanding balances. EMB reports that “settled” indicates that the situation has been at least temporarily resolved, and so they are not actively pursuing any further resolution at this time.

In accordance with rules determined at February meeting, board voted to enter collections on two homeowner accounts who owe in excess of $1000.

The board and EMB were emailed by people interested in buying a house for sale in the neighborhood about the possibility of adding a paved parking space adjacent to the existing driveway; after some discussion, the board decided that approval for such projects cannot be given until after the potential owners actually purchase the home. Fraley will email the potential owners detailing the process of getting such a project approved after purchase.

Some homeowners reported via email flooding potentially associated with irrigation of common area near entrance to neighborhood. EMB was unaware of the situation. Parks visited homes to see flooding/general situation. EMB will meet with landscaping company on-site to see if anything needs to be done/changed.

Current landscaping contract was presented and discussed, specifically in regard to area near retention pond at bottom of neighborhood. Ben will meet with landscaping company on-site to clarify their responsibilities (as they see them) with regards to full landscaping, rough cutting, etc. Will notify board of meeting, so a board member can be present. Board requests a landscaping schedule as well.

No update on PSE/pipeline maintenance responsibility is available due to inadequate work by Swope. Miller will contact to inquire about their responsibility of maintaining fence & vegetation.

Common Fence replacement: there might be more money available, based on budgetary documents, than originally thought. EMB will check and report next meeting. Either way, project may now need to include fence along 116th. Will be assessed by bidding companies.

New Business

Speed bump survey – there is continued interest in taking action to reduce speeding in the neighborhood. At EMB’s suggestion, an online survey will be issued to all residents to gauge attitudes towards speed mitigation measures (speed bumps, radar signs, etc). Choiniere will compose draft for review by entire board and EMB.

Calendar – board requests a calendar of important events in the year (principally contract renewals) for better scheduling of meetings/business. EMB will assemble.

Next Meeting

The next board meeting will be held June 27th at the home of Pres. Parks.

Adjournment

Fraley motioned to adjourn at 8:20; Riddle seconded; adjourned by voice vote.

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