Pinehurst at Waldenwood Homeowners Association

Minutes of the September Board Meeting

Time and Place

The Board of Directors met on Tuesday, September 6th, 2016. The meeting was held at the home of Mr. Kaufman.

Members in attendance were:   
Susan Parks, President

John Choiniere, Secretary

Chuck Kaufman, Man-at-large

Also in attendance was Tim Pfohl of Phillips Real Estate Services.

The meeting was called to order at 7:10 by Pres. Parks.

There was time allotted to meet with a potential new lawyer for the HOA, Rob Trickler; that lawyer did not attend.

Approval of Minutes

Choiniere motioned to approve the prior meeting’s minutes, Kaufman seconded. Minutes approved by unanimous voice vote.

Introduction/Information from Phillips

To familiarize himself with the association, Tim has been reviewing all documents related to governance. He noticed that it’s an obligation of the homeowners to clean out any catch basins in front of their houses by September 15th (CC&Rs 7.9).

Tim notes that a homeowner had a problem registering for online dues payment; Tim will follow up.

There is a complaint about a homeowner driving through a common area; Tim will call.

Tim will propose a maintenance schedule at the next meeting.

Tim notes that it’s time for the annual budget; he will send a draft to board members by the end of the month, using prior budgets as a starting point. The board will vote on the budget at next month’s meeting, then it will be sent to homeowners in order to give them plenty of time prior to the (as-yet-unscheduled) annual budget meeting.

Tim has received a violations report from the ACC; he will confirm violations, then issue letters.

**PARKING**

Choiniere reports on a renewed effort to enforce parking violations in the neighborhood. Notifications were placed on cars parked on the street overnight on a Wednesday, reminding the owner of the vehicle of the parking restrictions. Notifications were placed again overnight two weeks later, with second violations on the same car being marked as such on the notification. There were 50 cars parked on the street the first night, 36 on the second. Vehicle license plates and approximate addresses (or address ranges) were recorded in all instances.

Choiniere notes that there was negative feedback from three vehicle owners, both by email and by phone. He also notes that he mistyped a phone number on the notification, leading to heavy confusion. The majority of the feedback focused on the change relative to prior enforcement; a clause exists in both the CC&Rs and Bylaws indicating that due to the changing nature of the board, a lack of enforcement does not preclude future enforcement of any rules.

Tim notes that a Snohomish County law specifies that street parking is only legal if two emergency vehicles can still pass side-by-side on the street, so there’s a potential county issue with parking. Further, there is potential HOA liability if emergency vehicles are unable to reach someone due to parking and HOA hasn’t been taking enforcement steps.

Choiniere asks for specific law citation, Tim will provide.

Tim suggests using difficult-to-remove stickers on a future pass. For now, Tim will follow up with repeat offenders.

Violations

Tim is notified of other violations, and will issue letters as appropriate.

A house for sale in the neighborhood has a flier that mentions space for RV parking, which would be against HOA rules; agent has been notified, but fliers remain.

Maintenance

Greenway proposes a contract for an initial landscape cleanup of the retention pond area as well as a future landscaping schedule; board approves by unanimous voice vote doing the initial work but postpones further scheduling until next year.

Doug Stewart’s work to replace entryway sign lighting continues.

Board discusses dying birch trees near entryway sign; tables decision until next year.

Fence

Discussion was had on appropriate source of money for fence replacement, operating budget or reserves. JC proposes using reserve funding to replace pipeline portion of fence that most needs repair (as judged by Reedworks in proposal), Parks seconds, approved by unanimous voice vote.

Other Business

Speeding issue follow-up with Christine Johnson is needed; Tim will do.

Possibility of an audit of HOA is discussed; nothing was decided.

Choiniere motioned to adjourn, Parks seconded. Meeting adjourned at 8:28.

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