

PINECREST VILLAGE HOA
Special Meeting To Conduct Annual Association Business
Meeting Minutes
2/9/11

Attendees: Dina Baker, Stan Cooper, Adelle Ganguet, Dan Kaylor, Sarah Michelson, Dale & Elaine Montgomery, Steve Moss, Mike & Linda Schab, Steve Sickles, Jim & Delpha Wamble, Jo Winn

Proxies: Scott Abajian, Elizabeth Bleeker, Terri Camp, Joanne Dunham, Jim Dwyer, Joe Galusha, Kym Hart, Sandy Trentham,

Opening – Secy/Treasurer Sarah Michelson called the meeting to order at 7:05 p.m. in the Vista Room at the Walla Walla Country Club. It was determined that a quorum of voting members was present. The board members and the homeowners introduced themselves.

Meeting Minutes – The minutes from the 2/10/10 Special Meeting to Conduct Annual Association Business were distributed and reviewed by the membership. A motion was made, seconded, and approved to accept the minutes as written.

Treasurer's Report – Secretary/Treasurer Sarah Michelson reviewed the income and expenses for 2010 and presented a proposed budget for 2011. She noted that at the current assessment rate of \$300/homeowner, the end of year financial cushion could be quite low if all expenses were met as budgeted. The option of increasing the assessment to \$350 was discussed by the board and it was recommended that the assessment rate remain \$300/homeowner with the understanding that in the event of an unforeseen large expense, a special assessment of the homeowners may be necessary. A motion was made, seconded, and approved to accept the board's recommendation. A member asked about the tree removal and Sarah said that we are still working to remove several locust trees, which border the country club, and specifically one that is close to the Dunham's house. It is hoped that the cost will be lower than budgeted and perhaps the club will share the cost.

Pool Update – Sarah reviewed the maintenance of the pool for the summer of 2010 and noted that the chemical balance was well maintained during the season and the pool was never shut down. For the summer, the board hired and trained the daughter of a community tenant to perform the testing the 5 days not covered by Dan Hamilton and Kennedy Chemical Engineering as required by the county. She also cleaned the bathroom on a weekly basis. There are still several issues raised by the county health dept. to be resolved before the pool is open for the season. Sarah described the effort to better winterize the pool and reported that it appeared to be effective in minimizing damage to the cover caused by collection of rain/snow. Kennedy Chemical Engineering will be retained for pool maintenance for 2011 and the young lady will be asked to test the pool again.

Grounds Update – Board Member At Large Steve Moss reviewed the maintenance of the grounds for 2010. He noted that there were times when the grass browned. The contract for this year will clearly delineate responsibilities for adjusting the sprinkler control to avoid browning of grass. Steve recommended retaining American Landscape for grounds maintenance for 2011.

Old Business – Sarah stated that the Revised Declarations were finalized and filed with the Walla Walla County Clerk on 10/20/10. She thanked members for their thoughtful review and comments. She stated that the board was finalizing the Architectural Controls document that would be easily revised to reflect current practice and that any homeowner considering external work should consult it. She also noted that the board was developing a procedure to standardize the method for notifying homeowners of Declaration violations and imposing fines. One homeowner expressed asked whether the declarations state that homeowners need to keep lawns maintained and Sarah stated that if it was not explicit it was certainly implicit.

New Business – Sarah stated that in the coming year, the board planned to work to update the By-Laws that govern the board. Specifically, the date and time for the HOA annual meeting are dictated by the By-Laws and the board would like to make this more general. Also, the By-Laws sets board members terms at one year and thus the board is re-elected every year and thus it is possible to end up with an entirely new board rather than ensuring that members with a historical perspective continue to serve on the board. Sarah asked that any homeowners who wanted to assist with this effort contact her.

Election of Board Members – Secretary/Treasurer Sarah Michelson noted that Dennis Poffenroth had expressed a desire to resign from the board (he had been appointed by the board mid-year after Joe Galusha resigned due to schedule conflicts) and was asked to serve as the nominating committee. On his behalf, Steve Moss presented a slate of new board members – nominated were: Sandy Trentham, Dina Baker, Sarah Michelson, Steve Moss, Joanne Dunham. Sarah asked for additional nominations from the floor and hearing none, a motion was made and seconded to accept the slate presented. The membership unanimously approved of the slate presented. The new board members were welcomed.

Adjournment – Sarah asked if there was any additional business for the good of the order and hearing none, adjourned the meeting at 7:25 p.m.