

PINECREST VILLAGE HOA
Special Meeting To Conduct Annual Association Business
Meeting Minutes
2/8/12

Attendees: Dina Baker, Stan Cooper, Jack & Norma Jackson, Jim & Sarah Michelson, Steve Moss, Dennis & Sharon Poffenroth, Dan Schultz for Rhonda Riesberg, George & Judy Veighey

Proxies: Abajian, Adams, Camp, Dunham, Galusha, Ganguet, Kaylor, Parker, Rabidue, Trentham, Urgessa, Wamble, Winn

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 2/9/11 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 2011 and presented a proposed budget for 2012 noting that the two highest expenses for the association are the maintenance of the grounds and the pool. She noted that generally the income collected just covers the expenses budgeted each year with a little left over as the amount budgeted is usually conservative. This year, the board recommended an increase in the assessment to \$350 in order to create a small reserve to cover unforeseen expenses especially associated with the pool as components are starting to reach the end of their life. Stan Cooper voiced his displeasure with the increase especially since so many other items are increasing, e.g., taxes, etc. He also mentioned that perhaps the pool could be filled in and abandoned. Steve Moss mentioned that when members have raised the possibility in the past, the majority of the membership voted to retain and maintain the pool. Several members present expressed their desire to retain the pool and their belief that it is a benefit to potential homebuyers. A discussion ensued regarding shading around the pool and the Jacksons offered their pop-up canopy again and there was agreement that some sort of secured shade was necessary. The board will look into the options. A motion was made, seconded, and approved to accept the board's recommendation. A member asked about the tree removal and Sarah said that several locust trees, which border the country club, have been removed and their stumps need to be removed as well. She also mentioned that several trees that were planted by the association did not look healthy at the end of the summer last year and may need to be replaced. The tree removal budget has been reduced accordingly. Sarah thanked George Veighey for reviewing the finances including bills, checkbook, and ledger of the HOA for 2011 and his report that everything was in order.

Pool Update – On behalf of Board Member At Large Joanne Dunham, Sarah reviewed the maintenance of the pool for the summer of 2011 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 the county requires daily testing. She also cleaned the bathroom on a weekly basis. There were no issues raised by the county health dept. at their inspection of the pool. The plan is to retain Kennedy Chemical Engineering for pool maintenance for 2012 and the young lady will be asked to test the pool again. After further discussion regarding the pool, it was suggested that the board could form an ad hoc committee with interested homeowners to gather information regarding the life of pool components and provide recommendations for how to address future pool issues and expenses.

Grounds Update – Board Member At Large Steve Moss reviewed the maintenance of the grounds for 2011 that occurred without incident. Steve recommended retaining American Landscape for grounds maintenance for 2012 and the board will ask that the tree by the pool be trimmed earlier in the spring to avoid concerns by homeowners whose views are affected thereby. A member mentioned that perhaps the arbor vitae surrounding the pool should be trimmed on top this year as well.

Election of Board Members – Secretary/Treasurer Sarah Michelson introduced Dennis Poffenroth who served as the nominating committee. She then thanked Dina Baker on behalf of the board and the membership for her service on the board for the past two years. Dennis presented the slate of board members including: Sandy Trentham, Sarah Michelson, Steve Moss, Joanne Dunham, and Dan Kaylor. 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. Sarah noted that another change made to the By Laws was that the board terms were increased from one to three years and that the term lengths for the newly elected members would vary in order to ensure that the entire board would not end their terms in three years. In this way, there will be continuity going forward.

Old Business – Sarah stated that the By Laws had been updated by the board and summarized the major changes. Sarah noted that an important change was that the quorum for action to be taken by the membership had been set at 50% whereas it had not been clearly stated in the old By Laws. The board felt that it was important that at least 50% of the membership cast votes regarding issues that affected them. The Updated By Laws were distributed to the membership for review and comment on 12/23/11. No comments and suggestions were received. A motion was made, seconded, and approved to accept the Updated

By Laws dated 12/23/11. It was suggested that perhaps the annual meeting could occur at a time in the year when more members were home as many leave the area for the winter months. Membership business can be conducted without meetings and via email and ballots per the Updated By Laws.

New Business – Sarah stated that the board had no new business planned for the year with the possible exception of shade for the pool and the formation of an ad hoc committee to look into the pool and timing of the annual meeting. She mentioned that homeowner Doug Winn had passed away the week before and that a note had been sent to Jo expressing the sympathy of the HOA and recognizing Doug's tremendous contribution to the revision of the Declarations completed in 2010. Another member also mentioned that the Montgomerys had also lost a son recently.

Adjournment – Sarah asked if there was any additional business for the good of the order and hearing none, adjourned the meeting at 7:40 p.m.