

PINECREST VILLAGE HOA
Annual Membership Meeting
Minutes
9/11/13

Attendees: Stan Cooper, Jim & Sarah Michelson, Dennis & Sharon Poffenroth, Rhonda Moravec (2 votes), George & Judy Veighey, Kathy & Fred Bierwagen, Terri & Perry Camp, Sandy Trentham, Joanne Dunham, Dan Kaylor
Proxies: Abajian, Ganguet, Jackson, Maiden, Rabidue, Stickles, Urgessa

Opening – President Sandy Trentham 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/proxies was present (18/41). The board members and the homeowners introduced themselves.

Meeting Minutes – The minutes from the 2/8/12 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 YTD income and expenses. She noted that there is an additional ~\$500 of water expenses not reflected but that everything else was current. She stated that there might be two projects in the future requiring funds – a new pool cover and repair/replace concrete/pagoda in pool area. She also said that the board had not yet discussed the amount for the 2014 assessment.

Pool Update – Board Member Joanne Dunham reviewed the maintenance of the pool for the summer of 2013. She mentioned that she and Dan Hamilton, the maintenance contractor from KCE, are looking at pool cover options as well as discussing winter maintenance ideas. Sandy mentioned that he had thanked the Jacksons for loaning the association a pop-up canopy cover to provide shade in the pool area.

Grounds Update – On behalf of Board Member Steve Moss, Sandy reviewed the maintenance of the grounds for 2012. He noted that at the recommendation of Steve Moss, a new contractor, Manon Lawn Keeping, was hired. Steve had expressed frustration in dealing with American Landscaping, specifically the lack of response to his requests. Sandy said that Manon had trimmed the trees around the pool to ensure they did not block the view of the course. Perry Camp asked if there were plans to remove the two remaining locust trees and the dead linden tree. The board will discuss this and this tree issue at a future meeting. (After the meeting, it was determined that the dead linden had already been removed.) Additionally, the fire pit located to the east of the pool area will be removed as it is not used and creates issues when mowing.

Election of Board Members – Sandy introduced Dennis Poffenroth who served as the nominating committee. He then thanked Steve Moss on behalf of the board and the membership for his service on the board for a long time and for being such a historical resource regarding past HOA business. Dennis nominated Rhonda Moravec to serve on the board. Sandy asked for additional nominations from the floor and hearing none, a motion was made and seconded to accept the nomination. The membership unanimously approved Rhonda's nomination and she was welcomed to the board.

Old Business – Sandy briefly discussed his and Steve's work with the city to address concerns regarding the increased traffic and speeds resulting from the extension of Fairway Dr. into the Affinity and Safeway parking lots. Terri mentioned that the Affinity sandwich boards on the corner of Plaza and Village Way block the view of traffic. It was also suggested that the Buells, at the SE corner of Village Way and Fairway Dr. be asked to trim the bushes on the NW corner of their property as they also block traffic views.

New Business – Sandy raised the issue of recent thefts of items left by shipping companies on a resident's front porch. Dennis Poffenroth reminded the membership about a meeting held at his home two years ago to discuss community awareness in an effort to reduce burglaries and thefts. While residents are concerned, there did not seem to be a consensus as to how to proceed. It was suggested that residents who will be leaving town for a period of time make sure their immediate neighbors are aware and asked to keep an eye out. Sandy will follow up with Steve who was going to talk to Vicki Ruley at the WW police department.

Sandy mentioned that a resident had questioned how the HOA had the authority to restrict parking of RVs, trailers, boats, etc. on city streets. Sandy said he had checked with Jim Hayner, the HOA attorney, who pointed out that when buying property in The Village and accepting the Revised Declarations that owners agree to abide by the rules and regulations. He also mentioned that interestingly, the HOA was more lenient with regard to parking than the city code.

Residents of Fairway Dr. use the cart path by the pool to travel to the country club asked that maintenance contractors be reminded to park vehicles and trailers in such a way as to leave room for the golf carts to get by.

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

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