

PINECREST VILLAGE HOA
Annual Membership Meeting
Minutes
10/14/15

Attendees: Sarah & Jim Michelson, Rhonda Moravec (2 votes), Joanne Dunham, Dan & Vicki Kaylor, Bill Jordan, Bob Freeman, Kim Hart, Jack & Norma Jackson, Dan & Linda Leighty, Steve Moss, Sandy Trentham, Dennis & Sharon Poffenroth, George & Judy Veighey

Proxies: Winn, Maiden, Urgessa, Bierwagen, Camp, Beeker, Hartzell, Stickles, Montgomery

Opening – President Dan Kaylor called the meeting to order at 7:01 p.m. in the Vista Room at the Walla Walla Country Club. It was determined that a quorum of voting members/proxies was present (23/41). The board members present (Dan Kaylor, Joanne Dunham, Rhonda Moravec, Steve Moss and Sarah Michelson) and the homeowners introduced themselves.

Meeting Minutes – The minutes from the 10/15/14 Annual Membership Meeting 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 a leak in the water line was detected and repaired. Lawn care and pool expenses will come in within budget. There is \$5000 in reserve to cover large ticket items and avoid a special assessment.

Pool Update – Board Member Rhonda Moravec reviewed the maintenance of the pool for the summer of 2015. The contractor, Dan Hamilton, KCE, continues to provide good service and will be recommended for next year. Overall, the pool was well maintained for the season and no closures occurred. Next week, Dan Hamilton will install a new off-season pool cover. The new cover (~\$2200) will allow water to pass through but will keep leaves and other debris out. The cover can be folded and stored during the summer. The track for the old cover will need to be filled in to avoid a tripping hazard. Sarah thanked Rhonda for bringing the BOD together for a pool work party before the season opened. The BOD followed Vicki Kaylor's suggestion to cover the concrete that is breaking apart with outdoor carpet. With the new umbrella there is a nice area to get out of the sun. The furniture is coming to the end of its life and will likely need to be replaced in the next season or so.

Common Area Update – Board Member Steve Moss reviewed the maintenance of the common area for 2015. The contractor, Mañon Lawn Keeping, continues to provide good service and will be recommended for next year. Steve discussed the fact that the original sprinkler system does not provide adequate coverage of the grass resulting in brown spots. The board will be discussing the system and

evaluating possible improvements thereto. A potential second leak in the water line has been identified. Jack Jackson noted that Jay Richardson quoted \$2000 to upgrade/replace the line down the driveway and he will honor the quote when the BOD is ready to pursue the work.

Dan Kaylor thanked Jim Michelson for his work as a handyman.

Election of Board Members – Dan Kaylor was thanked for his service on the board. Dan also noted that Joanne Dunham's term was also ending but that she had agreed to serve another term, if elected. He presented the slate of Joanne Dunham and Bill Jordan. Bill gave a brief bio of himself. Dan asked for additional nominations from the floor and hearing none, a motion was made and seconded to accept the nomination. The membership unanimously approved the slate as presented.

Old Business – The McCool Cemetery sign was discussed. It was noted that the BOD had sent a letter to the City Manager stating that homeowner's are not permitted to erect permanent signs on their property and it objected to the erection of this sign to no avail.

New Business – Dan Leighty asked about whether a sign indicating that golf carts are in use should be installed. There was a discussion regarding the possible ramifications and requirements if this occurred. The BOD will research this issue. Bob Freeman asked about fences on properties, as he would like to replace a line of arbor vitae on his property with a fence. Sarah said that the Restated Declarations state that properties on the country club side are prohibited from erecting fences. She said she would send him the section of the document regarding fences for his information. She stated that the BOD would review any request per the letter and spirit of the document that is meant to maintain community esthetics and views.

Adjournment – Dan asked if there was any additional business for the good of the order and hearing none, adjourned the meeting at 7:38 p.m.

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