

PINECREST VILLAGE HOA
Annual Membership Meeting
Minutes
10/12/16

Attendees:

BOD: Sarah Michelson, Rhonda Moravec (2 votes), Joanne Dunham

Homeowners: Bob Freeman, Sandy Trentham, Dennis & Sharon Poffenroth, George & Judy Veighey, Steve Stickles

Proxies: Maiden, Urgessa, Hartzell, Montgomery, Jackson, Moss, Kaylor, Jordan

Opening – President Joanne Dunham called the meeting to order at 7:02 p.m. in the Card Room at the Walla Walla Country Club. It was determined that a quorum of voting members/proxies was present (17/41). Board members present included Joanne Dunham, Rhonda Moravec, and Sarah Michelson. Homeowners present introduced themselves.

Meeting Minutes – The minutes from the 10/14/15 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 there was a large expense to fill the old pool cover slot with concrete. Lawn care and pool expenses will come in within budget. Approximately two thousand five hundred dollars from the \$5000 reserve fund was used to locate and repair a leak in the sprinkler system toward the end of last year. The budget will change next year to include funds to pay the insurance deductible, whenever needed, and to purchase a D&O Liability Policy to cover the BOD members.

Pool Update – Board Member Rhonda Moravec reviewed the maintenance of the pool for the summer of 2016. 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. The new cover was very satisfactory this last winter allowing water to pass through while keeping leaves and other large debris out. The furniture (chairs, chaises, cushions, small umbrella) is coming to the end of its life and needs to be replaced for the next season. The floor in the bathroom is unsanitary and should be replaced. A larger grass rug should be purchased to cover the NW corner concrete that is chipped and will be replaced at a later date.

Common Area Update – On behalf of Board Member Steve Moss, Sarah reviewed the maintenance of the common area for 2016. Early in the year, the BOD agreed to increase the weed & feed of the Common Area in an effort to address the brown spot. Additionally, several sprinkler heads were replaced and

bids were sought for improving the sprinkler coverage of that area. The BOD will choose a contractor for the improvement and work will occur in 2016/2017. The contractor, Mañon Lawn Keeping, continues to provide good service and will be recommended for next year. Sandy Trentham suggested that Mañon Lawnskeeping be given access to the pool area on a regular basis in order to address weeds therein.

Election of Board Members – Joanne presented the slate of Jennifer Hartzell and Steve Sickles asked for additional nominations from the floor. Hearing none, a motion was made and seconded to accept the slate as presented that was unanimously approved by the membership. Sarah and Rhonda were thanked for their service to the BOD and HOA.

Old Business – Sarah shared that the WWCC will include removal of the locust trees and stumps from the Common Area with their next tree removal cycle with an estimated total cost of \$500 that is much better than the usual \$600/tree.

New Business – Joanne referred the membership to a list of items associated with the pool to be repaired or replaced (see attached with the addition of a replacement skimmer net) and explained that the BOD had approved a \$100 Special Assessment of each unit and lot in the association to cover the costs associated therewith. Assessment bills will be sent to the membership shortly.

Bob Freeman gave the attendees a brief history of the neighborhood as he bought the first lot.

Adjournment – Joanne 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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