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Proxy Ballot Included

BOARD MEETINGS

LOCATION:

Silver Lake Baptist Church
12918 35th Ave. SE, Everett

TIME: 7—8:30 p.m.

MEETING DATES:

- January 7, 2008
- February 4, 2008
- April 4, 2008
- June 2, 2008
- September 8, 2008
- November 3, 2008

Calendar of Events:

- Dec. 29 Nominations Due
- Jan. 7 Budget Ratification
- Jan. 7 Meet Candidates
- Jan. 23 Ballots Due
- Feb. 4 Annual Meeting
- March 22 Easter Egg Hunt
- April 26 Garage Sale
- Sept. 27 Garage Sale

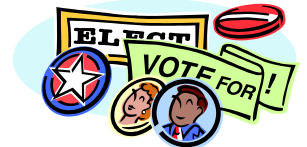
The Board Candidates

At the January 7 Board Meeting held at the Silver Lake Baptist Church, there was an opportunity to meet two homeowners, Brenda Ferguson and John Torpey, who submitted their names for the Board. The Board is excited about their interest to help and hope that all homeowners take the time to vote.

All voting will be completed by mail on a proxy ballot. Proxy ballots must be post-marked on or before **January 23, 2008** to be valid. Any ballots postmarked after 1/23/08 or delivered in any other method will not be valid. All voters and candidates must be active members of PTHOA as stated in the bylaws. Active members are the legal owners of property within PTHOA who are current on their dues. When more than one person holds an interest in any lot, only one vote can be cast with respect to any lot.

The Board of Directors will consist of a minimum of four (4) and a maximum of seven (7) members as stated in the PTHOA bylaws. Each position is a two (2) year term, with alternating term years. The reason behind the alternating terms is to have experienced Board Members to mentor new Board Members. There are three (3) positions open for 2008.

See Proxy Ballot form for Brenda and John's biographies.



2008 PTHOA Elections Schedule

There are 3 positions open on the Board of Directors for Pioneer Trails Homeowners Association. They are **Vice-President** and **Members-At-Large**. The positions are for a 2-year term starting February 2008. The election timeline is:

- January 23, 2008 Ballots due. Postmarked by this date.
- February 4, 2008 Annual meeting. New Board members announced.

Don't Forget to Vote!!!



2008 Homeowner Dues

The 2008 homeowner dues were mailed last month. If you have not received it or need another copy, please contact Morris Management immediately.

Payments are due February 28, 2008.

Board of Directors Meeting Minutes (January 7, 2008)

Meeting called to order at 7:00 pm

Date: Jan. 7, 2007
 Presiding officer: Steve Booth
 Quorum established: Judy Kimball, David Sant, and Dianne Otori
 Members present: Seventeen homeowners present.

*Ballots must be postmarked by
 January 23, 2008 and NOT
 January 20, 2008 as previously
 published in the Dec. newsletter.*

Purpose: Purpose of the Board of Directors is to make decisions that impact all homeowners.

Budget Ratification: The Dec. 3 budget ratification meeting was postponed due to flooding at the church. Tonight, the 2008 budget was ratified prior to Board Meeting discussions.

Minutes: Nov. 5, 2007 Board of Directors Meeting Minutes, **MSA as corrected.**

Treasurer's Report: November financials from Morris Management were presented. **MSA**

There were 4 late homeowners' dues. Two of which have dues owing from prior years. These have been turned over to the collections attorney. Also, a little more detailed financial report will be worked on as requested by homeowners.

Morris Management (MMI)'s Report: Reserve Study will be completed by 1/24/08.

Landscape Maintenance request for proposal has begun & the successful bidder will be selected by the beginning of February 2008.

Transfer fees are reported as Miscellaneous Income.

An additional interest bearing checking account has been opened to hold the majority of the association's collected assessments. As the need for operating funds arise, MMI will transfer from this account to the non-interest bearing checking account to cover accounts payable.

The Road Fund is in a Money Market account.

A copy of the assessment coupon that is being sent to homeowners will be provided to the Board.

Two extremely past due accounts were forwarded to the collections attorney.

Architectural Review: 3 approval letters were sent for roofing, 1 approval letter for repair of a sinking front porch, & 1 approval letter for garage doors & fence replacement. 1 house color is in review.

Enforcement Activity: 2 past violations are confirmed compliant. 4 homeowners were sent their first violation notice and 2 homeowners were sent their 2nd violation notice.

A copy of a candidate's biography was received.

An updated Community Activity Report was provided to the Board of Directors.

The first page of MMI's narrative report that can be shared at Board Meetings will become available at future Board Meetings.

Meet the Candidates: Brenda Ferguson & John Torpey introduced themselves as candidates for the upcoming election.

Unfinished Business:

Drive-Over Area: Tree planting option is still being reviewed. Other drive-over areas will be assessed in the future.

Drive-Over Trial Outcome: The sentencing date was on December 18, 2007 at the Snohomish County Courthouse in Everett. We have not heard from the prosecutor of the outcome. MMI will follow-up.

Composition Decking Resolution: MMI presented a policy resolution with regards to backyard decks and railings. There was a slight modification to the copy to include "other materials approved by the ACC committee" in addition to "composite decking material". MMI will modify the policy resolution & present at next Board Meeting for approval.

Landscape Maintenance Request for Proposal: Bids will be due to MMI by 2/17/08. Approved bid proposal that would go to all bidders. **MSA**

Recreation Committee – Benches: This project will be tabled until the spring/summer when the weather is better.

New Business:

Entrance Lighting: MMI will price out cost to repair entrance lighting.

Upcoming Events:

January 23, 2008 - Ballots Due.

February 4, 2008 – Annual Board Meeting/Election Results.

Homeowner Comments and Concerns:

Archbishop Murphy HS Stadium: The County is waiting for a re-submittal of application from the school which they haven't seen yet.

Housing Development South of Pioneer Trails: The original Archbishop Murphy HS Stadium plan shows a housing development south of Pioneer Trails.

Home Being Built: Between the north and south entrances, right next to the greenbelt, a parcel of vacant land was sold. One new home will be built.

Next meeting: Annual Board Meeting on Monday, February 4, 2008 at 7:00 pm, at Silver Lake Baptist Church.

Adjournment: 8:14 pm.

Respectfully Submitted, Dianne Ohori, Board Secretary

REMINDER:
Holiday decorations must be removed by January 31, 2008.

Treasurer's Report: November 2007

	Budget	MTD Actuals	MTD Ratio	YTD Budget	YTD Actual	YTD Ratio
Total Revenues	\$0.00	\$553.26		\$0.00	\$1,560.19	
Total Operating Expenses	\$0.00	\$8,505.50		\$0.00	\$30,933.43	
Net Operating Income	\$0.00	(\$7,952.24)		\$0.00	(\$29,373.24)	
Replacement Funds	\$0.00	\$1,280.00		\$0.00	\$1,280.00	
Current Year Net Income/(Loss)	\$0.00	(\$9,232.24)		\$0.00	(\$30,653.24)	

OPERATING ACCOUNT

15000 Cash Account	\$625.88
15010 WAMU—Checking	\$3,262.78
15100 WAMU—Road Fund	\$3,500.97
25000 Accounts Payable	\$1,485.00

CASH POSITION

\$5,904.63

SAVINGS ACCOUNT

15200 WAMU Replacement Funds	\$95,066.16
15220 WAMU MM	\$16.56
15300 WAMU CD	\$11,069.21
15310 WAMU CD	\$11,153.21
15320 WAMU CD	\$11,009.60
15330 WAMU CD	\$11,137.97
15340 WAMU CD	\$11,207.14

2008 Budget was ratified at the January 7, 2008 Board Meeting.

RECEIVABLES

16200 Member Assessment Rec	\$2,524.00
16500 Late Fee Receivable	\$2,179.69
16750 Admin. Fee Receivable	\$250.00
16900 Misc Income Receivable	\$132.00

TOTAL ASSETS

\$161,650.17



PRESORT STD
US POSTAGE
PAID
PERMIT NO. 421
EVERETT, WA

Ballots due: January 23, 2008!

2007 Board of Directors

President: Stephen Booth Treasurer: David Sant
Vice-President: Barry Jaroslow Secretary: Dianne Ohoi
Members At Large: Chris Kern, Judy Kimball, & Andy Hamack

<i>Committee</i>	<i>Chair</i>	<i>Committee</i>	<i>Chair</i>
Architectural Control		Bridges, Benches, Signs	<i>John Alberti</i>
Covenant Enforcement	<i>Committee</i>	Easter Egg Hunt	<i>MaryAnn Elbert</i>
Election	<i>Donna Draper</i>	Fountains & Lights	<i>Ken Bemis</i>
Hospitality	<i>Maurine Murray</i>	Lakes, Ponds, Swale	
Maintenance Contracts	<i>Kevin Holden</i>	Newsletter	<i>Dianne Ohoi</i>
Paint Approval		Recreation	<i>Doug Desharnais</i>
Security		Trail Repair	
Tree Removal	<i>Ken Bemis</i>		

Morris Management's Contact Info

Pioneer Trails Homeowners Association

c/o: Morris Management, Inc.

325 – 118th Avenue SE, Suite 204

Bellevue, WA 98005

• Tel: 425.283.5858 x118 • Email: jbaska@morrismanagement.com

3 WAYS TO CONTACT US

1. Call us at our NEW phone number: 425.283.5858
2. Email us at pthoa@pioneer-trails.org
3. Attend a Board Meeting. We'd love to see you!