

SF II HOA Board Meeting Minutes – November 24, 2003

Date: November 24, 2003
Location: Fire Station #1, Puget Park Drive
Board Members in Attendance: John Elliott, Debby Smith, Peter Truss
CWD Group: Kate Hurlocker, Julie Gray
Homeowners in attendance Jim Yourkowski, Linda Galperin, Lionel Galperin

6:00pm Meeting called to order by John Elliott

6:00pm The agenda for this meeting was read by John Elliott

Communications Committee Report

Motion: To begin a Bi-Annual payment contract with Verizon Web Hosting Services.

Motion was seconded and passed

Block Watch discussion

An email will be distributed to the homeowner's to determine the level of interest in a Block Watch program. The Block Watch program will be spearheaded by Linda Galperin

Survey

A communications survey will be distributed this week with the annual assessment letter. The survey will solicit input from the homeowners and can be returned with their assessment payment.

Operations Committee Report

- See Operations Committee report on www.silverfirs2.org
Topics of note were:
 - Dino Park Drainage – project complete
 - Soccer Field damage
 - Next meeting topic of budget review. What can be done in 2004 with the allotted budget
 - Tract 6005 tree planting
 - Tree inspection. 13 trees are considered hazards by the arborist and need to be removed. A review of the bids received to date. Clarifications were requested and an additional bid will be requested.

Landscape Committee Report

- See Landscape Committee Report as posted on www.silverfirs2.org

Finance Committee

- Kate stated clarifications on the 2004 budget and reviewed the October Balance Sheet

A request for an Ad-Hoc SubCommittee was made by homeowner Jim Yourkowski. After review of the request and subsequent discussion, it was decided to deny the request and allow the new Treasurer to work the issues presented by this request.

Rules Committee

- No report was given. See Rules Committee Report on www.silverfirs2.org

Motion: To fill the vacant Board Positions. See attached motion.

Motion was seconded and passed

Motion: To elect officers. See attached motion.

Motion was seconded and passed

Motion: To appoint Committee Chairpersons. See attached motion

Motion was seconded and passed

Motion: To Consolidate Landscaping & Operations Committees

Motion was seconded but did not pass. Further discussion and review of job scopes was felt to be needed.

7:48pm

Motion: To adjourn the meeting

Motion was seconded. Meeting Adjourned

Homeowner's Forum

- No topics

NOTE: THERE WILL BE NO DECEMBER BOARD MEETING. THE NEXT MEETING WILL BE AT 6pm JANUARY 26TH 2004

**Motion to begin a Bi-Annual payment contract
with Verizon Web Hosting Services**

To have The CWD Group begin a bi-annual agreement/payment schedule with Verizon Web Hosting Services (the existing web host) beginning with the January 2004 payment. One payment of \$570.18 will be made and will cover a 2 year period for www.silverfirs2.org. This will save the association \$100.62 over the two year period (not counting postage and handling saved)

Motion to fill vacant Board positions

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Whereas:

Two Board positions are vacant.

Position	Election Year	Name
1	Odd Years	Peter Truss
2	Even Years	John Elliott
3	Odd Years	Vacant
4	Even Years	Debby Smith
5	Odd Years	Vacant

And Whereas:

The membership was unable to elect Directors at the Annual Membership Meeting due to lack of a Quorum.

And Whereas

Two members volunteered to serve as Directors and introduced themselves to the membership at the Annual Membership Meeting.

And Whereas

The Bylaws provide for filling vacancies on the Board: “Except as may be limited by the Articles of Incorporation, any vacancy occurring in the Board may be filled by the affirmative vote of a majority of the remaining directors though less than a quorum.”

Therefore Be It Resolved

The Board appoints Lionel Galperin as Director in position 3, and Linda Galperin as Director in Position 5. This appointment shall be effective immediately upon passage.

Position	Election Year	Name
1	Odd Years	Peter Truss
2	Even Years	John Elliott
3	Odd Years	Lionel Galperin
4	Even Years	Debby Smith
5	Odd Years	Linda Galperin

Motion to Elect Officers

Whereas:

According to the Bylaws, "The corporation shall have a president and a vice president, who shall at all times be members of the Board, a secretary, a treasurer, and an assistant secretary, and such other officers as may be deemed necessary or appropriate by the Board of Directors. Any two or more offices may be held by the same person." Further, "The officers of the corporation shall be elected by the Board following each annual meeting of the members. The officers shall be elected annually by the board and each shall hold office for one (1) year unless he or she shall sooner resign or be removed, or otherwise be disqualified to serve."

And Whereas:

The Board has considered the qualifications, talents, and interests of its members.

Therefore Be It Resolved

The Board elects the following slate of Officers.

Office	Name
President	John Elliott
Vice President	Peter Truss
Secretary	Lionel Galperin
Treasurer	Linda Galperin
Assistant Secretary	Debby Smith

This election shall be effective immediately upon passage.

Motion to Appoint Committee Chairpersons

Whereas:

According to the Bylaws, "The Association shall appoint an Architectural Control committee, as provided in the Declaration. The board shall appoint other committees as deemed appropriate for carrying out its purposes." According to the CC&Rs, "The (Architectural Control) Committee shall be composed of three (3) or more members to be appointed by the Board, to serve until removed by the Board. The members so appointed need not be members of the Association."

And Whereas:

The Board has previously established five standing Committees, including the following:

Communications, Finance, Landscape, Operations, and Rules.

And Whereas:

The Board is considering the consolidation of the Landscape and Operations Committees.

Therefore Be It Resolved

The Board appoints the following persons as members of the Architectural Control Committee

Leonard Ross, Robert Baah, John Elliott

The Board appoints the following persons as chairpersons of Committees.

Committee	Chairperson
Communications	Peter Truss
Finance	Linda Galperin
Landscape	Debby Smith
Operations	Debby Smith
Rules	Lionel Galperin

This election shall be effective immediately after the Board meeting at which it is passed.