

Silver Firs II Board Meeting Minutes

August 28, 2006

Date: August 28, 2006

Location: Fire Station #13, Puget Park Drive

Board Members in Attendance: Twila Schamer, Dana Eng, Erin Thomsen

CWD Group: Julie Gray

Homeowners in Attendance: Dana Hendricks, Clelia and Guenther Bock, Stella Plummer, Bill Duncan, Kathy Thomas, Jessica Gould, Ermese Lindstrom

6:09 p.m. Meeting called to order by Twila Schamer.

Finance Report

- Overall financial status at this time is good. There are many new expenses to come this year, such as tree removal, vegetation removal, and increased management costs.
- Collections:
 - \$8,800 received in July from delinquent homeowner.
 - \$15,000 expected in early September.
 - **Motion:** A motion was unanimously passed to hold off on pursuing legal action on a delinquent homeowner.
 - **Motion:** A motion was unanimously passed by e-mail to waive \$260 in fines for a homeowner.
- The possibility of giving homeowners the option to pay annual assessments quarterly via ACH was discussed.
- The audit shows that we are not putting enough money into the Reserve Fund.
- 2007 Budget:
 - Annual assessment per lot will be \$268.00 for 2007. This is an increase of 5% over 2006.
 - Insurance for 2007 is expected to increase. Landscape budget is increased due to number of trees which need to be removed. The new budget also includes additional management fees. Less money is going into the Reserve Fund.
 - **Motion:** A motion was unanimously passed to accept the January – December 2007 Draft version 1.0 budget with the following noted changes: Decrease management fees by \$3,000 to \$44,000 and increase tree removal \$3,000 to \$27,537.

Communications Committee Report

- June's meeting minutes were approved by e-mail. There was no board meeting in July.
- The annual meeting is scheduled for October 23.

- Three e-mail notices, the annual meeting packet, and a final postcard reminder will be sent. The board hopes that more people will attend this year's meeting.
- Options for where to hold the meeting were discussed. A volunteer will look into renting a room at Gold Creek Church. This was later found to be too expensive, and the meeting will be held at Gateway as in previous years.

Operations Committee

- "No Motorized Vehicles" signs will be placed near the power lines. These signs need to be ordered.
- The common sides of the fences need to be stained, however first some repairs need to be done. This project is difficult because many areas along the fences on Puget Park Drive are overgrown. Volunteers are still needed for this project. We have one volunteer who has offered to stain the 2 sections of fence that are ready.
- There is new graffiti on some sections of common area fence. The Scarborough and 148th & Puget Park Dr tot lots have new graffiti on them. Bud will come and remove. These areas had just been power washed.
- A homeowner reported a drainage problem near the soccer field where a drainage ditch is filled to capacity and causing erosion problems. A board member checked the area and felt that some of the brush would need to be removed before the actual problem can be determined.
- There is a hole in the pond fence in tract 1003 which needs to be repaired. Other pond fences will be checked for holes and repaired at the same time. We are currently getting bids.
- The decision was made to purchase a new soccer field parking sign rather than paint over the old one.
- A volunteer has offered to replace entry sign lights.
- A homeowner reported repeated vandalism and other undesirable activity on the access road by Mondo Pond. She provided information about removable, lockable bollards to prevent cars from driving onto the road. This option was determined to be too expensive. It was decided that poles and a chain would be placed there to block the cars.
- Volunteers visited many parks and found that the wood chips in many were low and should be added to.
- **Motion:** A motion was unanimously passed to appoint Jessica Gould and Dana Hendricks as volunteer coordinators.

Landscape Committee

- At the time of this meeting, the board is getting bids for the removal of 44 trees.
- Vegetation removal needs to be completed at Mondo Pond. Volunteers are needed to get bids.
- A homeowner has volunteered to plant flowers and bushes at the Thornbury entrance.

Rules/ACC

- There are currently over 90 open rules violations.
- A volunteer found that stickers could be purchased to be placed on trash cans, improperly parked, cars, RVs, and boats, etc. rather than sending out letters for a first violation. A form letter is being created to be the second step in this process. The board is trying to streamline this process as much as possible in hopes of decreasing management costs.
- The deck policy was revised. The old policy stated, “Decks must be constructed of weather-resistant wood and architecturally consistent with similar structures in the surround area.” The new policy states, “Decks must be constructed of weather-resistant wood, **or ACC approved equal**, and architecturally consistent with similar structures in the surrounding areas.”

General Board Business

- A fifth board member is needed.
- We need determination from the state regarding the vegetation to be removed around Mondo Pond as well as others.

Meeting adjourned at 9:00 p.m.