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Silver Firs II HOA Board Meeting Minutes

August 23, 2004

Held at Fire Station #1, Puget Park Drive

The meeting was called to order at 6:00 pm.

Board members present were John Elliott, Peter Truss, Lionel Galperin, Debby Smith.

ACC representative: Leonard Ross.

CWD representatives were Julie Gray, Kate Hurlocker.

Homeowners in attendance were Dana Eng, Clelia Bock, Guenther Bock, Eli Sanchez, Jim Yourkowski, Kathy Thomas, Dolores Shelton.

The board minutes for the July homeowners meeting was ratified by the board.

Communication Committee

Peter Truss as head of the communications committee announced that we hope to book the library instead of the multipurpose room at Gateway Middle School for the annual meeting. The change in rooms would allow for better acoustics.

- Preparations for the Annual Meeting Packet are in the works.
- Locking Mailbox discounts exclusive to Silver Firs II had been negotiated at \$99.00 delivered and 12 homeowners' have taken advantage of this discount since it was first offered last month.
- An e-mail distribution had been sent out to all homeowners regarding a Block Watch meeting by Sheriff Rick Bart in Edmonds.
- The Fall garage sale date has been set for September 18, 2004 so as not to interfere with other holidays or events as requested by a few homeowners.
- Silver Firs I would be paying for newspaper advertising. Press releases have been sent to the local media including the Everett Herald, Everett Tribune, Seattle Times, Seattle P-I etc.

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Landscape Committee

Debby Smith as head of the landscape committee discussed the following:

- There was a report of a broken fence rail in Pembridge near the tot lot
- The locking gate had been physically torn apart and repairs would soon be performed.
- Signs had been placed around tract 901 & by the power lines informing persons that no motorized vehicles such as dirt bikes were allowed.
- Two (2) trees by lot 901 had been cut. Verification has been documented by the County Sheriff's and the Homeowner's Association.
- Debby Smith went on an inspection tour with landscapers from Total Landscaping to determine trees within Silver Firs II that needed removal.
- Debby informed the Board that the removal of these trees will be more costly to the Association this year than in years past and will probably put landscaping over its budget.
- Debby also informed the Board that she intends on contacting the Arbor Society to obtain evergreen trees that may be replanted within our community.
- Entrance signs to each of the divisions within Silver Firs II will all be painted the same color in order to cut down on costs to the Association. In the past, each entrance sign had different colors.
- One homeowner requested that the Board look into obtaining speed bumps for the community. Board member Lionel Galperin offered to look into this for the Rules committee of which he heads.

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Rules

John Elliott who chaired the last rules committee meeting held on August 16, 2004 discussed the following:

- A homeowner replaced his wood exterior with vinyl siding, which was not allowed under the CC&R's for his division. His request to have a waiver to allow his vinyl siding was subsequently denied by the ACC citing the CC&R's. The issue was appealed to the Board of Directors and was referred to the Rules Committee.
- John Elliott also informed the Board that problems continue to occur with boat and car street parking for extensive periods of time. This continuing problem would be further discussed at future meetings.
- Leonard Ross as head of the ACC reported a light agenda for his committee including a paint color change on home, the request to install shutters on a home, and finally, a landscaping change from a homeowner.

Finance

Kate Hurlocker of CWD, presented the financial report. The overview consisted of:

From July 31, 2004, there was some \$78,000.00 in operating accounts. In addition, there was some \$27,000.00 in accounts receivables made up of unpaid legal fees, assessments, etc.

That the Association is at least \$10,000.00 over budget since the Association through volunteers has been offsetting the costs by CWD for verifications of rules violations, mass mailings to homeowners for the annual meeting packets, etc.

The Landscape committee will be some \$3,000.00 over budget this year due to increased costs for tree removal.

A draft budget for 2005 was presented at the meeting by CWD for the Board to adjust as it sees fit.

Homeowners Forum

One homeowner complained that he was disappointed with the Finance Committee and "felt that they had dropped the ball."

Board member Lionel Galperin vehemently protested the statement of this homeowner and reminded him of the life-threatening emergency that had occurred since March of 2004 and of Linda Galperin's decision to care for her family and balance her career at the same time, while trying to keep up with her duties to the board.