

Silver Firs II Board Meeting Minutes February 27, 2006

Date: February 27, 2006

Location: Fire Station #13, Puget Park Drive

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

CWD Group: Julie Gray

Homeowners in Attendance: Clelia & Guenther Bock

6:06 p.m. Meeting called to order by Twila Schamer, SFHOA President

Finance Report – CWD

- As of February 22, 2006, 16.5% of association members (145) have not paid their 2006 assessments.
- **Motion:** A motion was made, seconded, and passed by unanimous vote to engage Andrew McAlister again this year.
- **Motion:** A motion was made, seconded, and passed by unanimous vote to engage John Coe as our collection attorney for all collections issues.
- Twila suggested using a method of online payments for future assessments. She will research costs and feasibility of this method for payment of annual assessments.
- Homeowners do have the option of calling CWD, and for a fee, making a credit card payment over the phone.

Communications Committee Report

- January's meeting minutes were approved by e-mail.
- A time sensitive letter from the Everett School District was posted on the website regarding the new elementary school proposed at Silver Firs Drive and 156th Street SE.
- Twila designed letterhead for use in association mailings.
- There was discussion of sending a letter to all homeowners regarding the goals of the president and board of directors, as well as the need for community volunteers.

Operations Committee

- Perimeter fences along Puget Park Dr. are deteriorating. Homeowners are responsible for the actual fence structure. The association maintains the staining on the common area side of the fence. Committee and Board members will be checking on the condition of these fences and notifying homeowners if repairs are needed. Once the fences are in good condition, the association will be able to have the common sides stained.

- The soccer field sign has been split in half. Board member will try to repair and put back up.
- A homeowner mentioned that some mailbox hutches are run down and in need of repair. We will try to obtain bids to repair the roofing of some hutches as needed and also repair posts as needed.
- A homeowner reported that some children climbed over a fence onto the iced over Mondo Pond. The board discussed obtaining “No Trespassing” signs to post on fences around all area retention ponds. The board also discussed reiterating to homeowners the importance of staying out of the retention pond areas.
- The tot lots and sport courts are need of cleaning. Volunteers are needed to pressure wash these areas.
- A homeowner mentioned that the wood chips in one of the tot lots need to be replaced. Upon inspection of the tot lots by board members, the wood chips will be replaced, possibly with the rubber chips used in the new play area on 148th.

Landscape Committee

- Contract with Total Landscape has ended. Services continue to be provided on a month to month basis until another contract can be negotiated.
- Debby Smith has volunteered to handle trees.

Rules/ACC

- Leonard Ross volunteered to chair the Rules Committee.
- **Motion:** A motion was made, seconded, and passed by unanimous vote to move Exhibit 18 (Terms of the Board of Directors) from a Rules Committee Exhibit to a Board Exhibit that may be updated as needed by any board member or the property manager if directed by the board.
- **Motion:** A motion was made, seconded, and passed by unanimous vote to pay CWD for one hour of time for at a Rules Committee or Board meeting where there is no quorum. If members notify CWD by 3:00 that no one will attend, CWD will not come to the meeting, and the association will not be charged.
- There are currently two open ACC issues.

General Board Business

Meeting adjourned at 7:36 p.m.

Executive session was called to order at 7:36 p.m.

Executive session adjourned at 8:15 PM.