

**SF II HOA Board Meeting Minutes  
February 23, 2004**

- Date:** February 23, 2004.
- Location:** Fire Station#1, Puget Park Drive.
- Board Members in Attendance:** Peter Truss, Linda Galperin,  
Lionel Galperin.
- CWD Group:** Kate Hurlocker.
- Homeowners in attendance:** Inna Agranov, Dana J. Eng,  
Clelia & Guenther Bock,  
Jim Yourkowski.
- 6:00 p.m. Meeting was called to order by Vice President, Peter Truss.
- 6:00 p.m. The agenda for this meeting was outlined by Peter Truss whom informed all in attendance that John Elliott and Debby Smith were away on business.

The minutes from last months meeting were approved and posted on the SF II HOA website.

**Communication Report**

Peter is reviewing some 170 homeowner surveys that came in. Peter is anticipating on having responses by the individual board members by the end of the first quarter. Peter also is reviewing a second batch of surveys he has just received from the CWD Group.

CWD discussed its Activity Report, which kept track of any homeowner lot which CWD had acted upon since the last board meeting.

CWD also reported that e-mails to them have decreased from some 500 prior to around 201 currently. Kate Hurlocker felt that the attached homeowner surveys may have pointed homeowners to the SF II website for answers to their questions or concerns.

**Operations**

Peter informed the Board that Debby's' computer had a hard drive crash thereby not allowing her file an operations report at this meeting.

## Approved for Distribution

CWD reported that, the county gave verbal approval for a new fence at Dam in division 10 & that this expense was not budgeted for 2004. The fence at the dam being any reasonable design that permits dam & pond maintenance while keeping toddlers safe from water hazard will be approved. May be used from the reserve funds of the budget.

All entry signs are currently in operating condition, with the exception of one just learned about in Pembridge. Vintage required a new power supply & timers were abandoned in favor of a photo-eye, which is less labor intensive for the association to maintain.

New basketball nets were installed in the sports court of Pembridge. Contractor who installed them observed moss growing on the sports court and sought to have it cleaned up. He is contemplating a power washer or moss treatment to remove it. He estimates a three-day job at \$45/hr for all four sports courts. One issue is a water source. CWD proposes they or a volunteer go door to door to find neighbors willing to assist. Or in the alternative, either a volunteer, or CWD be authorized to seek a plumbers bids to install spigots in the appropriate meter boxes.

### **Landscape**

No reports available due to Debby's hard drive crash.

CWD reported two car accidents by the Soccer Field. One on November 23, 2004 and the other on November 24, 2004 are still being followed up

On the 23<sup>rd</sup>, a car drove into the soccer field leaving tire marks in the grass as well as knocking over a stop sign. The County took care of the sign and the field damage was reported to Total Landscape. Issue closed.

On the 24<sup>th</sup> a driver took out three vine maples along Puget Park Drive, across from the soccer field. A certified letter & bill for \$265.00 were sent to the vehicle's owner & copied to the driver on January 8<sup>th</sup>. A second certified letter was sent February 19, 2004. No reply as of yet.

### **Rules & ACC**

There are 16 open enforcement requests. The log was presented at the Rules Committee Meeting of February 15, 2004. The board was provided with a brief overview of the current ACC & Rules enforcement requests, by Lionel Galperin. He updated the board on specific issues since the Rules Committee meeting.

It was mentioned that Board members, Lionel & Linda Galperin made personal visits to two homeowners to clarify and attempt to resolve some ongoing rules enforcements. The feedback of both of these visits were relayed to the board with the hope of positive outcomes for the association's desire to resolve them.

## Approved for Distribution

It was requested for the Rules Committee to conduct further action into changing or enforcing the garbage can rule under the neighborhood rules & guidelines.

**Motion: To pay attorney Terry Leahy for 1 hour of analysis regarding litigation option.**

Motion was seconded and passed.

CWD reported that a homeowner showed an interest in joining the Rules Committee.

**Motion: To approve homeowner, Dana Eng as a member of the Rules Committee.**

Motion was seconded and passed.

Block watch meeting has been re-scheduled for March 16, 2004, 7:00 p.m. at Gateway Middle School.

ACC log has only one open item.

Peter truss made a request of the Rules Committee to update the information on CWD's address and contact information in the Rules & Guidelines packet that is sent to all new homeowner's.

### **Finance**

No report by Finance as Linda Galperin was waiting on finance information to be supplied to her from CWD to be able to assist her in her report. The information was being re-audited by CWD due to an anomaly in the system and was not ready at the time of this meeting.

CWD reported that a Reserve Study Progress a Construction Decision is preparing a typical example of another typical large scale homeowner's association.

Association Reserves: None of their large samples are of the HOA type. They recommend a Board member call, get references and check them out.

Reserve Consultants: A Board member is welcome to stop by their office in Kirkland to view a recent similar study.

David Bach & Associates, Reserve Advisors, and Criterium Engineers are interested in making a bid and requested more time.

CWD informed the Board that their tax return & Audit was in process.

### **Homeowner's Forum**

## Approved for Distribution

Homeowner inquired about some dead trees in his area. He informed the Board he would obtain a clarification and get back to the Board on this concern. CWD would confer with Debby Smith to see what remedy would need to be taken.

Homeowner inquired of the Board if there was any rule governing the time allotment for garage doors to be left open. The Board responded that the Rules Committee would look to see if a rule existed governing this issue.

Homeowner inquired as to the garbage she noticed around the neighborhood and inquired as to job that Total Landscape was doing. She noticed increased amounts of trash, suspected to be from students from nearby schools. The Board suggested that the homeowner keep track of the problem areas and relate them to Debby Smith of the Landscape Committee for guidance.

### **Call to Adjourn the meeting.**

Was seconded.

Meeting was adjourned at 7:00 p.m.