

Silver Firs II Board Meeting Minutes May 22, 2006

Date: May 22, 2006

Location: Fire Station #13, Puget Park Drive

Board Members in Attendance: Leonard Ross, Kathy Thomas, Erin Thomsen

CWD Group: Julie Gray

Homeowners in Attendance: Bill Duncan, Patricia Sanchez

6:02 p.m. Meeting called to order by Leonard Ross.

Finance Report – CWD/Bill Duncan

- The treasurer inquired why a credit appeared for water. CWD explained this is the accrued amount. CWD had the water district lock the meters for two months, which saved the association money. In the future, the association will contact Silver Lake Water District to have water meters locked for the winter, and call to unlock in spring.
- Non contract landscape expenses will be over budget due to many dangerous trees to be removed in the coming months.
- Collections:
 - Case #1 – Board decided to move the case, if possible, to the new collection attorney once summary judgment is received. New attorney seems to get better results.
 - Case #2 – Homeowner offered to pay approximately half of total balance. Objected to \$30 monthly late fee vs. the 6% per annum late fee. **Motion:** A motion passed by unanimous vote to counter this homeowner's offer at the 6% per annum late fee (approximately \$450 less than total balance).
 - Case #3 – Due to cost, the board decided to wait until fall to further pursue locating homeowner with large balance.
 - Case #4 – Judgment received for full amount due. **Motion:** A motion passed by unanimous vote to perform an asset and/or employment search for garnishable assets/bank accounts and employment.

Communications Committee Report

- April's meeting minutes were approved by e-mail.
- The semi-annual garage sale date will be Saturday June 3 with Silver Firs I.

Operations Committee

- Volunteers determined that 12 “No Trespassing” signs are needed for the fence surrounding Mondo Pond. Brush will need to be removed or cut back before some of the signs can be placed.
- “No Motorized Vehicles” signs will be placed near the power lines.
- **Motion:** A motion was unanimously passed to deny a request to install gutters on the mailbox hutches.

Landscape Committee

- Bid has been requested for new contract from Total Landscape.
- **Motion:** A motion was unanimously passed to accept Robert Jeffries Tree Company bid for the removal of 37 dangerous trees.
- Two homeowners feel that brush in common and Native Growth Protected Area (NGPA) should be cut back or removed. Brush in a NGPA cannot be removed, however homeowners can clear up to five feet from their fence of encroaching brush after receiving permission from the association.

Rules/ACC

- ACC request received at board meeting. ACC to review.
- Signs for a church have been left out for periods of time. Have church put out smaller signs on Sunday morning and remove following service.

General Board Business

- The board decided not to renew CAI membership.
- Kathy Thomas resigned from the Board of Directors.

Meeting adjourned at 8:27 p.m.