

## **Silver Firs II Board Meeting Minutes November 27, 2006**

**Date:** November 27, 2006

**Location:** Gateway Middle School Library, Silver Firs Dr.

**Board Members in Attendance:** Twila Schamer, Leonard Ross, Erin Thomsen, Roger Grayson

**CWD Group:** Not in attendance

**Homeowners in Attendance:** Rodrigo Rocero, Tom Hobbs

6:05 p.m. Meeting called to order by Twila Schamer.

**Motion:** A motion was unanimously passed to appoint Roger Grayson to the Board of Directors as Vice President.

### Finance Report

- Year to date administrative expenses exceed \$50,000. The board is looking at ways to decrease the amount that we spend on administration.
- Twila spoke with an arborist who will be examining trees in the tracts scheduled to be cut. The arborist mentioned that we may be able to sell any healthy parts of the trees that need to be removed, thus decreasing the tree cutting expense significantly
- Collections:
  - **Motion:** A motion was unanimously passed to hire an investigator to find a delinquent homeowner's job so that wages can be garnished. The homeowner owes over \$4,600.
  - **Motion:** A motion was unanimously passed to hire an investigator to find a delinquent homeowner's job so that wages can be garnished. This homeowner owes over \$3,400.
  - **Motion:** A motion was unanimously passed to foreclose on a delinquent homeowner's house if the cost to foreclose is less than \$2,000. If, upon talking with the attorney, the cost is expected to exceed that amount, the board would table this until the next meeting. This homeowner owes over \$11,000.

### Communications Committee Report

- September's meeting minutes were approved by e-mail.
- The annual assessment notice will be mailed in December.
- **Motion:** A motion was unanimously passed to appoint Jeff Rogers as the chair of the Welcome Committee.

### Operations Committee

- An easement was granted to PUD to provide support to T-Mobile for the antennas on the power lines.
- Leonard will put up a No Trespassing sign on the section of fence that was repaired in tract 1003.
- Many homeowners have noted damage to streets and their lots as a result of the Verizon/North Sky Communications work that is being done. Homeowners are encouraged to contact North Sky. Additionally, the board will find out if there is a person at Verizon who homeowners can contact, as North Sky does not seem to be repairing lots as they should. Roger knows someone who works for Verizon and will see if they will be able to help.
- Bud has replaced some signs in playgrounds and the soccer field. There are more signs that need to be fixed/replaced and possible graffiti clean up. Volunteers needed.

### Landscape Committee

- **Motion:** A motion was unanimously passed by e-mail to hire Land Tek for the vegetation removal at Mondo Pond.
- **Motion:** A motion was unanimously passed to fund the vegetation removal, expected to be \$14,462, from the Reserve Fund.
- Tree cutting for 112 trees will begin upon receipt of the insurance certificate from Total Landscape. This is not the big tree cutting project between Canterbury and Canterbury Heights and between Vintage and Thornbury. The certificate was received by CWD on Nov. 30 and cutting will begin in early December.
- **Motion:** A motion was unanimously passed to hire a third party arborist, Dan Douglas, to examine the dangerous trees between Canterbury and Canterbury Heights and between Vintage and Thornbury.

### Rules/ACC

- A homeowner's request for a man door in their garage has been approved.
- Early next year, volunteers will distribute a notice regarding fence repair and exterior maintenance guidelines and tips.
- There was a discussion regarding rules violation letters sent to homeowners and possible changes. This has been tabled until next month.
- **Motion:** A motion was unanimously passed to appoint Jeff Rogers as chair of the Rules committee.
- **Motion:** A motion was unanimously passed to appoint Loralynn Wilbur to the ACC. Leonard Ross will remain chair for the time being.

### General Board Business

- A motion was unanimously passed to appoint Tom Hobbs to the Board of Directors as a Member at Large.

Meeting adjourned at 7:40 p.m.