

**SF II HOA Board Meeting Minutes
September 27th, 2004**

Date: September 27, 2004.

Location: Fire Station#13, Puget Park Drive.

Board Members in Attendance: Peter Truss, John Elliott

CWD Group: Julie Gray, Kate Hurlocker,

Homeowners in attendance: Dana J. Eng, Leonard Ross, Kathy Thomas,
Clelia & Guenther Bock.

6:00 p.m. Meeting was called to order by President, John Elliott

6:00 p.m. Copies of the agenda were distributed

The minutes from last months meeting were approved via an email vote of the Board and posted on the SF II HOA website.

Miscellaneous Notes:

Debby Smith (Board member) was called away on business and is unable to attend this meeting.

The Board received the resignation of Board member Lionel Galperin last week, thereby opening up 4 positions for election at the Annual meeting next month.

The Board received the resignation of Linda Galperin since the last meeting.

The Board recognized and thanked the Galperin's for their efforts during their tenure on the Board.

Finance (presented by Julie Gray of The CWD Group)

As the Board is currently without a Finance Committee Chair, Julie Gray is reporting the current status of the Associations finances.

Julie gave an update on the homeowners who are still delinquent in paying assessments and fines.

Approved for Distribution

Motion: There was a motion to proceed with a lawsuit against a homeowner whose account has been not settled in accordance with the Covenants, Conditions & Restrictions (CC&Rs). The motion was seconded and passed.

Motion: There was a motion to proceed with a lawsuit against a second homeowner whose account has not been settled in accordance with the Covenants, Conditions & Restrictions (CC&Rs). The motion was seconded and passed.

Motion: There was a motion to proceed with a lawsuit against a third homeowner whose account has not been settled in accordance with the Covenants, Conditions & Restrictions (CC&Rs). The motion was seconded and passed.

Motion: There was a motion to ask the homeowner for an initial payment of \$500 but to retain the lien against the home until such time as the full amount owed to the association has been paid. The motion was seconded and passed.

Dana Eng (Rules Committee member) will review the status of a homeowner's yard that was reported in violation of the ACC rules. The fine has not been paid, but another review of the yard is warranted before proceeding with additional fines or legal action.

John Elliott requested that CWD perform an exercise to prioritize services throughout the rest of the year in order to determine ways for the Association to save money by reducing CWD fees.

Motion: A motion was made to approve the budget for 2005 as presented. The motion was passed and seconded.

Communication Report

The Annual meeting packet has been printed and an envelope stuffing/labeling gathering will take place at the residence of Board member Peter Truss on Tuesday September 28th. The packets will be mailed to the homeowner's on Wednesday September 30th.

The Gateway Middle School library has been booked for the Annual meeting. The library, as opposed to the cafeteria, will allow for better seating, better acoustics and a warmer atmosphere as well as a less expensive venue.

Operations

Debby Smith is out of town and an Operations report is currently unavailable.

Landscape

Debby Smith is out of town and a Landscape Committee report is currently unavailable.

Approved for Distribution

John Elliott noted that there are some potentially dangerous trees throughout the community and that they are being removed as they are a liability to the HOA.

It is expected that more trees will need to be removed in the coming years as they become hazardous. It was noted that some trees often die off about 6 to 7 years after a new development is constructed.

Rules & ACC

Motion: A motion was passed by the Board via email prior to this meeting to deny the ACC request of a homeowner who was requesting approval for vinyl siding in a section of the Silver Firs II neighborhood that is restricted from having vinyl siding.

General Board Business:

Motion: There was a motion to appoint Dana Eng to a seat on the Board of Directors and as Rules Committee Chairman. The motion was seconded and passed. Dana will serve the remainder of the term for Seat #3. He will be eligible for re-election in October 2005.

CWD reimbursed Board member Peter Truss for the expenses incurred to print and obtain supplies necessary for the Annual Meeting packet.

Motion: 7:15pm: John Elliott made a motion to adjourn the meeting. The motion was seconded and passed. Meeting Adjourned

Homeowner's Forum

There were no homeowner issues.