

Silver Firs Phase II Board Meeting Minutes

June 28, 2004

The meeting was called to order at 6:05 p.m.

Board members present were John Elliott, Peter Truss, Lionel Galperin, Linda Galperin.

CWD representatives were Julie Gray, Kate Hurlocker.

Homeowners in attendance were Julie Holmes, Todd Kane, Mark & Debi Daniels, David Dobbezaar, Susan Dunn, Jim Yourkowski.

A general discussion ensued regarding an issue between two homeowners and the Association regarding a fence alignment extending into the common area, and the granting of an easement permitting continuation of the fence alignment. One of the two homeowner's present questioned whether they should reimburse the Association for legal costs incurred in this matter; and the issue was tabled for later resolution.

FINANCE:

CWD manager Kate Hurkocker delivered the monthly financial reports at the meeting and discussed details.

Overall, the Association is \$1,112.00 over budget, a variance of 1%.

- YTD operating revenues are \$3,575.00 ahead of expectations due to late fees and fines.
- Seriously overdue homeowner accounts total \$21,421.00.
- \$877.00 was written off as bad debt due to foreclosure while a homeowner owed assessments to the Association.
- YTD net operating expenses are \$4,687.00 over budget due to costs of streetlights and general maintenance.
- Reserve funds are satisfactory.

Communications:

Peter Truss reported no new news for communications.

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Manager's Report:

CWD manager Kate Hurlocker reported in detail on the manager's report emphasizing such things as 691 e-mails being processed since the last board meeting, that all neighborhood entrance signs are reported as working, that a homeowner has paid for damage done by their car to a mailbox hutch.

Projects performed by CWD:

- Pembridge Dam chain & combo lock (signs posted for carded off areas).
- Soccer field goal posts painted.
- Entry signs in the process of being cleaned and paint touched up.
- Tot lot, bubble replacement in process.

ACC:

A homeowner installing vinyl siding on his shed to match his house as required as a condition for approving the shed.

Resolution has been reached between the Association and two different homeowners regarding archway and trim colors for their homes. Issue was resolved after the Association's legal counsel was called into this matter.

CWD is in the process of sending out letters to two homeowner's regarding their yard deterioration and giving them an opportunity to resolve this matter without further Association involvement and costs to the homeowners.

The issue of upcoming fireworks was raised and board member Linda Galperin asked that notice be put onto the Silver Firs website informing residents that fireworks were only permissible on July 4, between the hours of 9:00 am and 12:00 am according to Snohomish County Ordinances. Board member, Peter Truss reported that this information was already on the Silver Firs webpage.

Other Issues:

Board member John Elliott, noted that Jim Yourkowski was drafting revisions to the Neighborhood Rules and Guidelines.

The meeting was adjourned at 7:00 pm.

Homeowner's Forum:

A homeowner inquired as to whether an enclosed child seat could be installed on playground swings. CWD manager Kate Hurlocker suggested calling board member Debby Smith regarding this.

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Several homeowners showed up to express their frustration and concern regarding dirt bikes along their home sites. CWD manager Kate Hurlocker informed the homeowners that Board member, Debby Smith had already contacted the homeowner Associations of Donagold and Appletree to resolve this ongoing problem, since they share in this problem as well.

Homeowners were also reminded by Kate Hurlocker to call the Snohomish County police department to complain and report any incidents and keep a log and take any pictures they could of these incidents. Homeowners should then e-mail CWD with incident reports they have made to the police department.