

Approved for Distribution

**Silver Firs II Board Meeting Minutes
20 December 2004**

Date: 20 December 2004

Location: Fire Station #13, Puget Park Drive

Board Members in Attendance: John Elliott, Dana Eng and Debby Smith

CWD Group: Julie Gray

Homeowners in Attendance: Kathy Thomas, Eli Sanchez, Leonard Ross, Clelia and Guenther Bock

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

Rules/ACC Homeowner Vinyl Siding Covenants Violation Discussion – John Elliott

- Dana Eng presented the results of a survey conducted in the Canterbury neighborhood regarding homeowner opinion of the recently vinyl sided home. See attachment A.
- John Elliott described the letter dated 6 December 2004 stating the Associations position regarding the vinyl siding that was delivered to the homeowner for consideration.
- Homeowner went on record as rejecting the terms and conditions of the Associations letter delivered to them for consideration dated 6 December 2004.
- Homeowner read a five-page letter and counter offer proposal, dated 17 December 2004 to the Association Board, Rules Committee and ACC for its consideration prepared by their legal counsel in its entirety.
- **Motion:** There was a motion and a second to uphold enforcement terms and conditions outlined in the letter sent to the homeowner 6 December 2004. Two votes yes and one vote abstained.
- General discussion:
 - It was pointed out that all of the vinyl sided homes in the area were built after the homeowner purchased their home.
 - It was reported that this homeowner had previous violations and therefore had reason to be aware of the CC&R's.
 - Homeowner was requested to provide actual estimates for removal of vinyl siding and restoration to CC&R guidelines. Homeowner agreed.

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Dangerous Tree Removal – Debby Smith

- A general discussion of the current state of affairs regarding the removal of dangerous trees included the following:
 - Many more trees than expected needed to be removed this year due to storm damage and disease at considerable expense.
 - Based on our current arborist's opinion, the association should consider including additional funds in the budget for tree removal for the foreseeable future.
 - It was proposed that a survey of all trees in the Common and Native Growth Protective Areas be conducted to identify those trees needing immediate removal in 2005. The survey could then be used to solicit competitive bids for the entire job, potentially saving funds.
 - **Motion:** A motion was made to and seconded to approve an additional \$2,500 dollars for immediate tree removal. Passed by unanimous vote.

Reserve Study Discussion – John Elliott

- **Motion:** A motion was made and seconded to accept the latest revision of the Reserve Study conducted by Reserve Consultants and for CWD to pay their invoice in full. Passed by unanimous vote.

Finance Report – CWD

- CWD recommended borrowing \$6,000 from the reserve fund to finish paying obligations due this year.
- **Motion:** A motion was made and seconded to authorize borrowing \$6,000 to pay current association obligations. Passed by unanimous vote.

Annual Assessment Notices – CWD/Board

- CWD authorized to distribute 2005 Assessment Notices.
- **Motion:** A motion was made and seconded to include the Policy change proposal presented by CWD regarding the "Fee for Lack of ACC Approval" in the annual homeowner packet for review and comment. Passed by unanimous vote.

Rules/ACC Homeowner Paint Chip Submittal – Dana Eng

- Discussed enforcement options for homeowner that painted his home without prior submittal and approval of his paint colors. The ACC stated they have no objection to the colors used.
- **Motion:** A motion was made and seconded to close this issue due to the ACC's approval of colors used on the residence. Passed by unanimous vote.

John Elliot moved to adjourn at 7:45 p.m.; it was seconded and approved by unanimous vote.

Attachment A:

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Canterbury Lot X-XX Vinyl Siding Survey Questions with Results:

44 of 86 (51.2%) Lots Surveyed in Person

Survey conducted by Dana J. Eng - SFHOA Rules Committee Chairman

1. Since the SFHOA Covenants Conditions and Restrictions clearly state that only Wood and Brick Siding products may be used in Canterbury Subdivision 7, do you believe the denial of the use of Vinyl Siding on Lot X-XX was the correct decision by the SFHOA Architectural Control Committee and Board? Y/N **Yes 93.2%, No 4.5%, Neutral 2.3%**
2. Do you believe that requiring the violating homeowner to remove and replace the Vinyl Siding with an approved Wood or Brick product per the rules is appropriate even if it costs the homeowner thousands of dollars? Y/N **Yes 79.5%, No 11.4%, Neutral 9.1%**
3. Do you believe the SFHOA violation process to be fair and just? Y/N **Yes 95.4%, No 2.3%, Neutral 2.3%**
4. Do you support the use of SFHOA Funds to enforce this decision, even if the legal actions cost approximately \$13,000 to \$35,000 dollars or \$15 to \$20 per homeowner per year via special assessment for several years while a judgment is being reached? Y/N **Yes 77.2%, No 11.4%, Neutral 11.4%**
5. Do you believe an identical home with wood siding would have a greater property dollar value than a home with vinyl siding? Y/N **Yes 86.4%, No 11.4%, Neutral 2.3%**
6. Do you think your property value will be diminished by the presence of a vinyl sided home in your neighborhood? Y/N **Yes 79.5%, No 18.2%, Neutral 2.3%**
7. Do you believe from an aesthetic or appearance perspective, vinyl sided homes are less desirable than wood sided homes? Y/N **Yes 88.6%, No 11.4%, Neutral 0.0%**
8. Do you believe the rules should be changed to allow the use of vinyl siding in your Canterbury neighborhood? Y/N **Yes 0.0%, No 97.7%, Neutral 2.3%**

Note: Actual Lot number removed for privacy reasons.