

Silver Firs II Board Meeting Minutes 22 November 2004

Date: 22 November 2004

Location: Fire Station #13, Puget Park Drive

Board Members in Attendance: Dana Eng, John Elliott and Peter Truss

CWD Group: Julie Gray

Homeowners in Attendance: Kathy Thomas and Mike Kolker

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

Finance Committee Report – Julie Gray

- Presented Financial Status
- Presented Delinquency Update. Approximately eight homeowners are responsible for the majority of the delinquencies.
- Discussed three options proposed by legal counsel regarding a delinquent homeowner situation. John Elliott moved to accept option number three and Peter Truss seconded the motion. Approved by unanimous vote.
- John Elliott moved to reject a settlement offer from a homeowner. Peter Truss seconded the motion and it was approved by unanimous vote.

Communications Committee Report – Peter Truss

- John Elliott moved to approve the 25 October 2004 Meeting Minutes. Peter Truss seconded the motion and it was approved by unanimous vote.

Operations Committee Report – John Elliott

- John Elliott met with Total Landscaping to discuss Tract 1009 Pembridge Dam fence/trail improvement project completion details.
- Mail Station Repair has been completed on 153rd Place S.E. It was decided to delay painting the new mailbox due to some uncertainty whether or not they would look better with a natural finish or “Bob’s Blue”. Delaying painting would give the Mail Station a chance to weather and see how they look. It was mentioned however, that CWD was ready to paint the Mail Station, but the weather would be unfavorable for some time if we delayed painting.
- Entrance Sign painting is almost complete.
- Tot Lot playground issues identified at annual homeowners meeting will be complete next week.

Approved for Distribution

- John Elliott moved to approve the funding of the improvements to the Tract 1009 Pembridge Dam fence/trail improvements. Peter Truss seconded the motion and it was approved by unanimous vote.

Landscape Committee Report – John Elliott and Julie Gray

- Dana Eng volunteered to further investigate dangerous tree ownership.
- Total Landscape reminded not to blow leaves into Cottage home area.

Rules/ACC Committee Report – Dana Eng

- Discussed enforcement options for homeowner with illegal Vinyl Siding. Dana Eng moved to approve the enforcement letter proposed by legal counsel regarding vinyl siding home. John Elliott seconded the motion and it was passed by unanimous vote.
- Dana Eng took the action to contact the Sheriff's office after 10 p.m. regarding the current status of the drunken driver responsible for destroying the Mail Station on 153rd Place S.E.

Homeowner Forum:

- A homeowner came to discuss costs regarding a fence re-painting issue. The homeowner had obtained three bids at a lower cost than charged by CWD. Board members felt that CWD's charges were reasonable, and that it was unclear whether the bids were for exactly the same scope of work, but that some allowance should be made for the information presented by the homeowner. It was agreed that due to legitimate circumstances, SFHOA and the homeowner would "split" the difference of the costs. John Elliott moved to split the difference of the cost of the actual painting and the average of the three bids presented by the homeowner. Peter Truss seconded the motion and it was approved by unanimous decision.

John Elliot moved to adjourn at 7:15 p.m. Dana Eng seconded the motion and it was approved by unanimous vote.