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**Silver Firs II Board Meeting Minutes
28 February 2005**

Date: 28 February 2005

Location: Fire Station #13, Puget Park Drive

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

CWD Group: Julie Gray

Homeowners in Attendance: Kathy Thomas, Shannon Dunn, Ovidiv Mihailov, Cindy Prudnick, Scott Klepfer

6:07 p.m. Meeting called to order by John Elliott, SFHOA President

Finance Report – CWD

- CWD reviewed current SFHOA II balance sheet. Emphasized that some January charges had been posted in December for book keeping reasons.
- With the exception of current outstanding assessments still due, overall delinquencies have dropped due to payments received lately on several large homeowner account receivables.

Communications Committee Report – Peter Truss

- Annual garage sale activities being planned which may include the Highlands area who will share advertising costs.
- Investigating new Internet Service Providers for the Association Web Site and E-mail services to reduce costs.
- Suggested that future E-mail notifications include common Covenants and Rules reminders.

Operations Committee – Debby Smith

- Reported that the three East Pembridge sign lights have been replaced by a single Halogen unit and for all to take the opportunity to observe it if possible.
- Debby provided test case Solar/Battery Powered Light to Dana Eng for installation on the Thornbury sign which has no electrical service.
- Reported that several Tot Lot's playground equipment are starting to need repair and could be candidates for replacement in the near future. Most visible is the one located at 148th and Puget Park Drive. Debby took the action to obtain bids for replacement of several different sizes and configurations similar to other SHHOA II playgrounds.

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- CWD presented an estimate of costs associated with the nine street lights along Puget Park Drive that were found not to be part of Silver Firs II. Need confirmation of when SFHOA II took over responsibility from Centex.
- Homeowners present described Tennis Court surface maintenance issues that need to be evaluated.

Landscaping Committee – Debby Smith

- Signs are down underneath power lines again and need re-attachment.
- Total Landscape preparing proposal for Scarborough sign landscaping initiated by homeowner.
- Beauty Bark replacement may not be necessary this year.
- Approximately four dangerous trees require evaluation. Need to develop overall plan to deal with tree's more cost effectively.
- Total Landscape's contract is up for renewal at end of 2005.
- Tree's next to Cottage entryway need to be trimmed for safety reasons.

Rules/ACC Committee – Dana Eng

- John Elliott confirmed that legal counsel has been engaged to compose a letter to the Vinyl Siding homeowner restating the associations position regarding the removal and restoration of the siding with approved materials.
- Reported that an inquiry regarding Snohomish County Parking Rules and Regulations had been submitted to the County recently.
- Dana Eng to coordinate a meeting prior to next months Rules Committee meeting to discuss fine/fee policies regarding common violations.
- CWD reported that even though a Police Report was obtained and an adult identified, attempts to recover costs associated with tree cutting damage caused by several juveniles have been unsuccessful
- **Motion:** A motion was made, seconded and passed by unanimous vote to table the aforementioned tree cutting violation indefinitely unless there is a repeat offense.

General Board Business:

- **Motion:** Four motions were made, seconded and passed by unanimous vote to re-confirm motions made by e-mail previously this month. Please see attachments 1 through 4.

Homeowners Forum:

- A homeowner, who's own dog was recently attacked by two other dogs off-leash, requested that SFHOA investigate and consider installation of signs reminding dog owners to "Leash and Scoop" per Snohomish County rules. The homeowner also said they would investigate typical sign frequency in other neighborhoods such as Harbor Point and Mill Creek and report back to the Board in the near future. Dana Eng also took the action to ask the County if they could install the signs and what the regulations would be if SFHOA II did it on our own.

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- **Motion:** A motion was made, seconded and passed by unanimous vote to approve \$20 maximum for a homeowner to purchase and install a trash container on the Basketball court fence next to his home. The homeowner also agreed to maintain the can and empty it weekly.

Meeting adjourned at 7:45 p.m.

Attachment 1:

Motion to require full payment of fines and fees due for Pembridge lot.

Whereas Homeowner of Pembridge lot has accrued substantial fines and fees for covenant violations and late payments, and

Whereas collection process has been referred to SFHOA legal counsel, and

Whereas Homeowner has offered through attorneys to pay portion of current balance due amounting to \$2,604.34 if 11 late fees worth \$330.00 are forgiven, and

Whereas Homeowner through his own negligence has incurred said fines and late fees and has caused SFHOA considerable time and expense to process covenant violations, provide numerous written notices, and pursue legal remedies, and

Whereas it would not be equitable for SFHOA homeowners not in violation of covenants to bear the cost of Homeowner's negligence, then

SFHOA Board denies homeowner's offer and demands full payment of amounts due including late fees. Regular late fees and legal expenses incurred shall continue to be charged to Homeowner until amounts due shall be paid in full.

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Attachment 2:

Motion to allow time extension to homeowner for paying 2005 assessment without late fees

Whereas Homeowner Sherwood lot has requested a time extension until April 30 to pay 2005 Assessment, and

Whereas Homeowner claims a temporary hardship due to unemployment, and

Whereas Homeowner has past record of paying assessment on time, then

Homeowner should be granted requested extension to pay 2005 assessment, subject to the following conditions:

1. Late fees shall accrue until payment.
2. If payment in full is received on or before April 30, 2005, then accrued late fees and fines for late payment shall be forgiven.
3. If payment in full is not received before May 1, 2005, then full payment including accrued late fees shall be due and payable as if this extension had not been granted, and normal collection procedures shall apply.

Attachment 3:

Motion to award 2005 audit contract

Whereas McAlister submitted low bid for audit contract, and

Whereas McAlister has satisfactorily performed prior audits for SFHOA,

Therefore McAlister should be awarded the contract for performing 2005 audit.

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Attachment 4:

Motion to continue enforcement of Covenant requirements affecting siding materials on Canterbury Lot

Whereas Covenants for Division 7 require that siding must be either wood or brick, and

Whereas Homeowner of Canterbury lot installed vinyl siding without ACC approval, and

Whereas ACC timely issued in writing with specificity its denial of homeowners' request, and

Whereas ACC did not find that vinyl siding would be an acceptable substitute material for wood or brick siding, and

Whereas SFHOA Board timely in writing with specificity denied homeowner's request to set aside ACC decision and allow vinyl siding, and

Whereas SFHOA Board has upon competent legal counsel communicated in writing to homeowner of Canterbury Lot its decisions and demand that the non-conforming and unauthorized siding be removed and the original siding be restored by a reasonable specified compliance period in compliance with the applicable covenants, and

Whereas said written communication offered incentives to homeowner to extend the required compliance period if the homeowner timely agreed to perform said removal and restoration, and

Whereas SFHOA Board has received and considered homeowner's written request for reconsideration proposing an alternate solution paying a fine but not requiring restoration or alternatively entering into a mediation process, then

Be it resolved that covenant enforcement be continued to require restoration of the property on Canterbury Lot in compliance with the Covenants, that appropriate legal actions be authorized to implement this motion, and that payments be authorized to cover all legal and other costs of enforcement.