

# Silver Firs II Board Meeting Minutes

## April 23, 2007

**Date:** April 23, 2007

**Location:** Fire Station #13, Puget Park Drive

**Board Members in Attendance:** Twila Schamer, Erin Thomsen, Roger Grayson, Tom Hobbs, Leonard Ross

**CWD Group:** Julie Gray

**Homeowners in Attendance:** Kathy Thomas

6:03 p.m. Meeting called to order by Twila Schamer.

### Finance Report

- Second collection letters were sent to 47 homeowners who have not paid their 2007 assessments on April 10.
- Nineteen homeowners paid their assessment late, but failed to pay the \$30 late fee. The late fees will continue to accrue interest. The board will have Port Gardner Mgmt send a final letter to these homeowners explaining that interest will accrue until the late fees are paid.
- There is approximately \$4,000 remaining in the tree budget for 2007. The budget will be exceeded.
- **Motion:** A motion was unanimously passed to approve a request for a one-year extension on a homeowner's final payment of \$1,000. The homeowner has made previous payments as agreed upon.
- A homeowner requested that \$62.98 in late fees be waived since he had moved out of state and his mail was not forwarded as expected. Since the association has already paid \$30 in fees, the board agreed to waive the remaining \$32.98 in late fees. Julie to let homeowner know of decision.
- **Motion:** A motion was unanimously passed to have Roger call the trustee of a homeowner's bankruptcy to find out the status of what is being paid to creditors (Silver Firs II HOA).
- Regarding a homeowner who owes over \$12,000 and is disputing the amount while the house is in escrow, the board decided to have its attorney send a letter to the escrow company to find out the status of this amount.

### Communications Committee Report

- March's meeting minutes were approved by e-mail.
- CWD information is being removed from the website. There are several documents that need to be changed to reflect Port Gardner Management.
- Port Gardner Mgmt will be sending letters to homeowners regarding the change.

### Operations Committee

- The red paint is fading on the Vintage sign, and a homeowner requested that the copper on the sign also be cleaned as it is not bright. Tom will repaint the sign, but the copper will be left alone.
- The county has been working with Tom regarding the work done by Verizon.
- The sprinklers were checked by Total prior to the Verizon work, and were all in working condition. We will need to check all sprinklers for damage when they are turned back on and bill Verizon for the repairs.
- Street Sweepers will come in the 2<sup>nd</sup> week of July. Reminder postcards will be sent to homeowners.
- Tom is getting bids to have the erosion problem in the path in Tract 504 fixed. The first bid is \$4,000.
- Mondo Pond passed the inspection by the state. They will provide a maintenance guide.
- Tom will also get bids to have a fence installed around the soccer field.
- Roger will look into “No Motorized Vehicles” signs for the area under the power lines in Scarborough.

### Landscape Committee

- The tree meeting about the trees between Canterbury and Canterbury Heights was held on April 16. Approximately 30 lots were represented at the meeting.
- Homeowners were asked to complete Right of Entry consent forms, allowing the loggers to enter their property if needed. Also, some of these homeowners have dangerous trees on their lots which the association will have removed at a cost of \$500 to the homeowner.
- There are individual trees that also need to be removed. Roger and Twila will check with Dan (arborist) regarding the status of these bids.

### Rules/ACC

- Rules
  - There are 17 open violations.
- ACC
  - There are 5 recent requests, all approved.

### General Board Business

- Roger will be the main contact for the association’s insurance attorney in the sidewalk trip lawsuit.
- CWD will complete the final accounting the first week of May. Twila and Tom Gish will review this with Julie. Andrew McAllister will be doing the final audit.
- Thank you to Julie and the team at CWD for the excellent service you have provided to our community.

Meeting adjourned at 7:21 p.m.