

# **Silver Firs II Board Meeting Minutes**

## **August 27, 2007**

**Date:** August 27, 2007

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

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

**Port Gardner Management:** Tom Gish Jr.

**Homeowners in Attendance:** Kathy Thomas, Lori Wise, Loralynn Wilbur, Jeff Rogers

7:00 p.m. Meeting called to order by Twila Schamer.

### Finance Report

- Lori Wise is the association's new treasurer.
- The association currently has three bank accounts set up. The operating account, from which payments are made, has a balance of approximately \$12,000. A second operating account, which earns interest and funds can be transferred to the main operating account, has a balance of approximately \$75,000. The third account is the Reserve account with a balance of approximately \$113,000.
- As of 8/27/07, there are delinquencies of approximately \$17,000.
- Accounts with balances over \$1,000 have been sent to the association's attorney for collection.
- The board decided to send future collection cases to Chris Sundberg, the collection attorney used by Port Gardner Management, as their charge to place a lien on a property is lower than our current attorney.
- Leonard asked why the backflow expenses for the year were \$1550 when only \$466 was budgeted. This is due to repairs that were needed. It is believed that the damage was done when Verizon had crews working in the area. Tom Gish will contact Verizon.
- The \$10 payment to the Secretary of State is for the annual corporate report filing.
- Payments to CWD of \$518 in July were related to the transition and other outstanding issues.

### Communications Committee Report

- July's meeting minutes were approved by e-mail. The board decided to send the approved minutes to all homeowners who receive association e-mails. The minutes were also placed on the website as usual.
- The annual meeting is coming up in October. The annual meeting letter and packet need to be sent to homeowners in September. Tom Gish will look at this and also the rental of a room at Gateway.

## Operations Committee

- Extra Body Maintenance will repair/remove broken toys from Tot Lots 3 & 4.
- Perimeter fence painting has been completed. Approximately 120 gallons of stain was used.
- The newly repaired decorative fence on 55th Dr. SE off of Puget Park Drive does not look finished. It was decided that the posts should be capped or beveled. Leonard Ross will look into the possibility of beveling them since caps normally don't last very long. The fence will remain a natural color.
- Bids are being received to fix the washed out area by the soccer field. To date the lowest bid is \$2500. We are waiting for one more bid.
- Posts need to be put in before No Motorized Vehicles signs can be put up in the area under the power lines.
- The board is considering updating the entry signs. Twila saw a color scheme of green, brown, and cream on an entrance sign off Bothell-Everett Hwy.
- There is new graffiti on an area of fence bordering a trail off Puget Park Drive. This may be a homeowner's fence. Tom Hobbs will take a look at this.
- There have been moles along 148<sup>th</sup>. The mole holes were taken care of, and the moles then returned during our guarantee period. The company who handled this will come back to remove them again.
- Puget Park Drive and 148<sup>th</sup> are considered arterials and the county does not place speed bumps or crosswalks on arterial roads. However, the county is looking at traffic lights at the intersection of 148<sup>th</sup> and Puget Park Dr.
- At one time there was a crosswalk on Puget Park Drive by the YMCA, but the county removed it because it gave pedestrians a false sense of security.
- Roger Grayson will invite our county contact to the next board meeting to discuss crosswalks, speeding, etc.
- Homeowners are upset about the double yellow line painted on Silver Firs Drive leading up to the new elementary school. This also leads up to a future through road.
- We can check with the county and/or school district to see if this new through road can be gated during non-school hours.
- The SF2 HOA attorney met with the insurance appointed attorney for the School District regarding the demand letter that we sent. The School District has been given two weeks to respond to the demand letter sent on behalf of Silver Firs II Homeowners Association after which time we must make a decision about how we'll move forward.
- Assessments in neighboring associations are:
  - Outlook Ridge \$270
  - The Falls \$235
  - Gold Creek \$345
  - Silver Firs I \$105.88
  - Silver firs II \$268

## Landscape Committee

- A sprinkler behind the Vintage sign is only watering dirt. Total will cap this off.
- There are two broken lights by the Pembroke sign. Tom Gish will contact Total as we believe these were accidentally broken by them.

- Dan Douglas has contacted the cable loggers for the logging project between Canterbury and Canterbury Heights. They can't provide an accurate bid until they know which lots they can enter and stage the tree removal project on.
- Two homeowners (in key lots for the project) have not responded to the request for right of entry prepared by our attorney.
- Twila to check with our attorney to find out what we can do as these lots may be essential to the cost effective removal of these dangerous trees.

#### Rules/ACC

- Rules
  - The Rules Committee meeting was held one hour before the board meeting.
  - The members of the Rules Committee have decided to each watch a separate area of the association and report glaring problems, such as RVs, boats, etc.
  - The Rules Committee would like to use e-mail as much as possible, and also send out "seasonal" reminders via e-mail.
- ACC
  - Homeowners are still having trouble finding the ACC request form online. Although the form is on the home page of our website, Erin will check with Peter to see if we can change the color and wording for the link to this form.
  - Homeowners have six months to complete their ACC approved project, then they need to resubmit their request for an extension.

#### General Board Business

- A complaint was filed against the association, and other parties, by a former homeowner who is disputing the amount of legal fees owed on their delinquent account.
- Based on a discussion and determination by the Board, our insurance appointed attorney has filed an answer to the complaint.

Meeting adjourned at 8:50 p.m.