

Silver Firs II Board Meeting Minutes July 23, 2007

Date: July 23, 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, Dianne Aho

7:10 p.m. Meeting called to order by Twila Schamer.

Finance Report

- **Motion:** A motion was unanimously passed to appoint Lori Wise to the position of Treasurer.
- Delinquencies total approximately \$18,000 as of 7/23/07. The majority of that is already in Collections.
- As of 7/23/07, the association has approximately \$106,000 in the bank, excluding the Reserve account. As of 7/24/07 the Reserve account of approximately \$113,000 is being transferred to Community Association Bank, whom Port Gardner Management uses.
- The board discussed looking at other landscape companies as Total Landscape costs approximately \$6700 per month. Tom Gish will get names of landscapers from nearby communities.
- Six A-Boards for the monthly board meetings were ordered. The signs will be placed throughout the neighborhoods on the days of the board meetings.
- 40+ trees need to be removed in addition to the tract between Canterbury and Canterbury Heights.
- The board discussed the possibility of a special assessment to cover large expenses if needed. Lori Wise, Treasurer, will review the financials and determine if a reserve study is needed and whether or not a special assessment is necessary.

Communications Committee Report

- June's meeting minutes were approved by e-mail.
- The board discussed ways to effectively communicate upcoming events, important Association business and policy or development changes to homeowners. Several options will be considered to include website updates, continued quarterly newsletters via USPS, monthly news, board meeting minutes, and special notices by e-mail and/or USPS.

Operations Committee

- Tom H. fixed the security bolts that had been removed from the play structure at the 148th & Puget Park Drive tot lot.
- Of four riding toys in Tot lots 3 & 4, one is broken and the other two that are about to break will be repaired or removed.
- The large play structure in tot lot 8 in Pembridge has loose screws on the top blue rail by the big slide. Roger will call Centex to find out information on the play structure so that we can fix.
- Motions to replace or upgrade additional playground structures have been tabled until current major expenses have been addressed.
- Tom Gish received 2 bids for the perimeter fence painting. The bids were \$3900 for labor + approximately \$4000 in materials (approximately \$7900 total); and the other was for \$16,000. We will go with the \$7900 bid.
- The cost to put chain link fencing around the soccer field is approximately \$11,000. This is tabled for now.
- Donegal Park would like to clean up and build a playground in the area between Silver Firs II and Donegal Park. It is not clear who owns the area they would like to improve although it appears to be Donegal Park. Tom Hobbs has attempted to contact Terry Schofner of Donegal Park to verify this but has not been successful to date.
- The area near the soccer field which is experiencing a lot of erosion has been cleared and Tom Gish is getting bids to fix the ongoing problem.
- A homeowner looked into the cost to have goats maintain the Mondo Pond vegetation in the fall. The cost is \$750 per day.
- Roger will put up the “No Motorized Vehicle” signs under the power lines behind Scarborough.
- The board has begun discussions to update our entry signs.

Landscape Committee

- The sprinklers at the Thornbury sign are not working. Total is having trouble getting into the backflow there but will continue to work on it until the problem is corrected. It is believed that Verizon/North Sky damaged the sprinklers.
- Letters regarding the tree cutting project are going out to homeowners in Canterbury and Canterbury Heights who border the tract being cut. Stephan is sending the letters via certified mail.

Rules/ACC

- Rules
 - Tom Gish will check the CC&R's to see if the rules meeting can be held at the same time, or an hour before, the monthly board meeting.
- ACC
 - If a homeowner is painting their house the same color, they are still required to submit paint chips for ACC approval.
 - The ACC committee asked Tom Gish to create a spreadsheet of past and present ACC requests.

General Board Business

- A memorial bench for past president John Elliott who passed away unexpectedly in 2005 was approved previously, but never installed. Twila will check with Debby Smith (past President) regarding status.
- Homeowners are asked to notify the police every time there is a break in or crime such as graffiti and racing in our area.
- Roger brought up the idea of putting up “Drive Slow” signs at every neighborhood entrance. We are researching the cost of such signs.
- Tom Gish will check with State Farm regarding the trip and fall lawsuit.
- The attorney is waiting to hear back from the school district regarding the demand letter for the tract of trees they cut without HOA permission.
- A new homeowner paid their annual assessment through Escrow. The escrow company closed and did not pay the money to the association. Based on documentation, the board cleared the amount not received from the new homeowner as they paid it to the escrow company.
- Some of the decorative trees along 148th were cut, leaving 3 foot stumps in place. They need to be removed as they are a hazard. Roger will contact Total or one of the tree removal companies to take care of the stumps.

Meeting adjourned at 9:10 p.m.