

Silver Firs II Board Meeting Minutes June 25, 2007

Date: June 25, 2007

Location: Fire Station #13, Puget Park Drive

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

Port Gardner Management: Tom Gish Jr.

Homeowners in Attendance: Trygve Lerwick, Esther Lerwick, Loralynn Wilbur, Kathy Thomas, Lionel Galperin

Before the meeting was called to order, representatives from the Donegal Park HOA Board discussed their concerns of undesirable behavior in an area of land near the power lines behind Hillcrest and Scarborough.

7:15 p.m. Meeting called to order by Twila Schamer.

Finance Report

- Delinquencies total \$20,726.28 as of 6/25/07. Of that amount, approximately \$14,000 is large amounts already in Collections.
- A new homeowner disputed assessment which they say that they paid in escrow. The escrow company has closed and we don't have the money in question. **Motion:** A motion was unanimously passed to waive late fees on this amount as they find out what happened to the money.
- The previous homeowner of this home had been in collections and disputed the amount owed. The previous homeowner has since filed a lawsuit against the association and the association's lawyer. Stephan Fjelstad will act as the association's lawyer unless our insurance company requires their own attorney.
- The lawsuit by a homeowner who tripped and fell on a sidewalk is still outstanding. The county determined that the association owns the sidewalk, even though the county repaired it.
- The association is in negotiations with the Everett School District regarding association trees that were cut before receiving permission.
- **Motion:** A motion was unanimously passed by e-mail to have Port Gardner Management open a reserve account with \$100,000 of association funds.
- A treasurer is needed. The time required is approximately 4 hours per month.

Communications Committee Report

- April's meeting minutes were approved by e-mail. There was no May meeting.
- A newsletter will go out to all homeowners regarding street sweeping, fireworks, logging project, and other issues. Newsletter was sent on 6/29.

Operations Committee

- We have “No Motorized Vehicles” signs to put up under the power lines behind Scarborough.
- Tom H. is getting another bid for fixing the erosion problem in Canterbury and will have them give a bid on an area near the soccer field where erosion is causing damage to a homeowner’s yard.
- Mondo Pond Vegetation Clearing – It was suggested that we look into having a professional come in with goats who would eat the vegetation and clear the area as needed to maintain it.
- The tot lot at Puget Park Dr & 148th had some loose bolts which Tom H. fixed, however there are some security bolts missing which need to be replaced.
- The tot lot on 152nd had a tire loose which Tom also fixed.
- We are getting bids for perimeter fence painting.
- The color of the paint is difficult to obtain. Is it possible to change the color slightly?
- There is graffiti behind Donegal Park which their board would like to clean up. The actual property line is in question if it is their property or ours.
- The Basketball court in Canterbury Heights was tagged with graffiti.

Landscape Committee

- Some signatures from homeowners bordering the Canterbury/Canterbury Heights tract to be logged are still needed. Stephan will send a letter to all of those homeowners to either confirm their choice, or let them know that we need to hear from them. Bids cannot be obtained until we have heard from all homeowners in the area.
- 40+ hazard trees have been removed and 40 – 50 more need to be removed.
- A tree and/or replanting committee may need to be formed.
- A homeowner suggested contacting Weyerhaeuser to see if they would be willing to donate trees.
- A homeowner expressed concern about children climbing on the rocks behind the tot lot in Canterbury. There is also Scotch Broom in that area which should be removed.

Rules/ACC

- Rules
 - The Rules Committee needs to develop a process to handle violations with Port Gardner Mgmt. Possibly start fining after the second violation. Tom G. to find out if we can do that.
- ACC
 - There are several new requests.

General Board Business

- Vintage homeowners would like to plant and maintain flowers in front of the Vintage sign. They will also maintain the pillars. This is approved by the board.
- A homeowner suggested having A-Frame signs to remind homeowners of the monthly board meetings and also a possible “Yard of Merit” award. The board tabled these.

- A homeowner questioned if business trucks are allowed to be parked in driveways or streets, and can we require them to be screened? No, they are allowed.

Meeting adjourned at 9:00 p.m.