

Silver Firs II Board Meeting Minutes

September 25, 2006

Date: September 25, 2006

Location: Fire Station #13, Puget Park Drive

Board Members in Attendance: Twila Schamer, Leonard Ross, Erin Thomsen

CWD Group: Julie Gray

Homeowners in Attendance: Linda and Lionel Galperin, Clelia and Guenther Bock, Bill Duncan, Kathy Thomas, Jessica Gould, Suzy Irmen

6:07 p.m. Meeting called to order by Twila Schamer.

Finance Report

- Overall financial status at this time is good. There are many new expenses to come this year, such as tree removal, vegetation removal, and increased management costs.
- The treasurer noted that we are about \$5,000 over budget for the year in non-contract landscape. This is due to the tree removal. The cost to have additional trees removed this year will come from the Reserve fund.
- The treasurer also questioned why we are over budget for the year for insurance. This is due to an unexpected rate increase for 2006. When the budget is made in August, the insurance company cannot provide the rate for the following year.
- The treasurer also noted that we are over budget for the month in additional management fees. This is due to the lack of volunteers.
- It was noted in the meeting that Julie contacted the board by e-mail to have the 2007 budget for trees increased as more trees have been found which need to be removed. The board did not provide an approval for this increase and the budget was not changed.
- Collections:
 - **Motion:** A motion was unanimously passed to proceed with a lawsuit against a delinquent homeowner.

Communications Committee Report

- August's meeting minutes were reviewed and approved at this meeting.
- Annual meeting packets were mailed to homeowners on September 21. The packets were all stuffed by Kathy Thomas and family, saving the association hundreds of dollars.

Operations Committee

- Staining for the common sides of fences is scheduled for spring. Many repairs need to be done for the fences prior to this. Volunteers are needed for this project. Two sections of fence were stained by a volunteer using stain provided by the association.

- A homeowner reported a drainage problem near the soccer field where a drainage ditch is filled to capacity and causing erosion problems. A board member feels that this drainage is coming from Silver Firs I and may be a county responsibility. The homeowner will contact the county to report this problem.
- **Motion:** A motion was unanimously passed to accept the Town and Country bid of \$450 to fix the hole in the pond fence in tract 1003.
- A homeowner noted that the shingles on several mailbox hutches need to be repaired, and will find out if a roofer would be able to provide instruction so that volunteers can repair/replace shingles as needed.
- A homeowner suggested that surveillance cameras be placed under the power lines to curb vandalism, fires, and other undesirable behavior in that area. The board asks the homeowner to research costs, maintenance, etc, and will then determine if money is available.

Landscape Committee

- Vegetation removal needs to be completed at Mondo Pond. A homeowner has volunteered to design the scope of work and get bids.
- The volunteer arborist determined that based on dangerous common area trees reported, 44 need to be removed. Total Landscape did a complete survey of all tracts and felt that 150 trees should be removed. The volunteer arborist and a board member will check some of the additional trees to see if they do need to be removed. The board will then make a decision on how to proceed. This will need to be funded from the Reserves.

Rules/ACC

- There are currently 57 open rules violations.
- A volunteer is looking into stickers that could be purchased to be placed on trash cans, improperly parked, cars, RVs, and boats, etc. rather than sending out letters for a first violation. A form letter has been created to be the second step in this process. The board is trying to streamline this process as much as possible in hopes of decreasing management costs.
- An Architectural Control Committee chairperson is needed because the current chairperson wishes to resign.

General Board Business

- A homeowner asked if signs could be put up stating that the sport courts are for residents of Silver Firs II only.
- The hiring of an off-duty police officer is still being discussed. The officer would patrol not only July 4, but also random times throughout the year in an attempt to curb all of the vandalism, speeding, and fires, etc.
- A homeowner mentioned a handyman who could be hired at a reasonable cost to do minor repairs around the association. The homeowner will check if the handyman is licensed and bonded.
- Volunteer registration forms will be distributed at the annual meeting.
- A board member is looking into having signs made to be placed in the neighborhoods announcing the upcoming annual meeting.

Meeting adjourned at 7:50 p.m.