

## The Silver Firs Homeowners Association

### Board of Directors Meeting

Date 01/8/08

Directors Present: Bill Jones, President  
Karie Hoskins, Board Member  
Bob Agopsowicz, Board Member

Also Present: Kelli Smith, CDC Management Representative  
Robyn Mixer, Homeowner

#### **Call To Order:**

The Board meeting of the Silver Firs Homeowners Association was called to order at 7:00 PM.

#### **Fine hearings:**

Lot 248 – Signage on property. The homeowner is still in violation before the meeting and is not present at the meeting. Bill Jones motioned that the board send a notice to the homeowner that they will incur a fine of \$10 per day starting on January 14<sup>th</sup> if the banner is not removed. Bob Agopsowicz seconded, all approved, motion carried.

Lot #420 – Bill and/or Bob will confirm that the small boat leaning against the garage has also been moved along with the boat and trailer parked in the driveway so that the fine can be cleared.

#### **Homeowners Concerns and Questions:**

Robyn Mixer (Lot #303) is concerned that a tree behind her home is leaning on the fence and seems in danger of falling. Bob will take a look at the tree the weekend of 1/12-1/13.

More graffiti was reported on the utility boxes behind lots 485-494.

#### **Approval of Minutes:**

A motion was made to approve the 11/13/07 monthly meeting minutes. Karie Hoskins motioned, Bill Jones seconded, all approved, motion carried.

#### **Financial:** Report by Court Carter

Kelli Smith reported that as of 11/30/07, the SFHA assets are \$33,735. YTD compared to budget we are \$15,350 over budget, primarily due to costs for tree removal.

#### **CC&Rs:** Report by Bill Jones

There are about 10 active violations in process.

#### **ACC Report:** Report by Court Carter

Lot 676 - The homeowner requested permission to replace the roof with a 30 year composite roof. The homeowner provided a brochure with (3) possible color choices for the board to review. Bob Agopsowicz motioned for approval, Karie Hoskins seconded, all approved, motion carried.

#### **Landscape:** Report by Doug Braid

No report.

#### **Newsletter / Website Report:** Report by Bob Agopsowicz

Bob updated the website for 2008 - adding dues information, meeting minutes, meeting schedules, budgets and graffiti information. Bob needs to add a community links page, and an email link for Kelli on the contact us page.

#### **Property Management Report:** Report by Kelli Smith

Kelli presented the audit paperwork and the board agreed that the HOA will remain with the current company, Stanford, Munko & Co.

Kelli is still working on finding a contractor for the monument lights upgrade.

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Kelli provided an update on the water drainage problem behind Bonnie Altman's property (lot 514). Hydro jetting in the (2) additional basins that were found cleared the obstructions so that water was able to flow to the City storm drain on 139<sup>th</sup> Street SE. The total cost from Bodine was \$418.25+tax.

The outstanding request for the fence constructed on Lot 469 was approved by the board as the modifications made by the homeowner were found to be acceptable. Bob Agopsowicz motioned, Karie Hoskins seconded, all approved.

Kelli is still working on collecting the remaining outstanding 2007 assessments.

Board positions for 2008 will be determined at the next full board meeting.

**New Business:**

Karie Hoskins is working on getting information on playground equipment to replace the tot lot next to Lot 566.

There was discussion regarding the idea of monument signs being taken down as they fall into disrepair. The main development signs would remain and be maintained, but the "Glen View" signs, etc. could be removed to save money. The discussion was tabled with no decision.

**Adjournment:**

The meeting was adjourned at 7:37 PM.

**Approved by:** \_\_\_\_\_

**Date:** \_\_\_\_\_