

The Silver Firs Homeowners Association

Board of Directors Meeting

Date 1/13/09

Directors Present: Bill Jones, President
Doug Braid, Vice President
Karie Hoskins, Secretary
Court Carter, Treasurer
Bob Agopsowicz, Board Member

Also Present: Kelli Smith, CDC Management Representative
Sue Harrison. Homeowner

Call To Order:

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

Approval of Minutes:

A motion was made to approve the 11/18/08 monthly meeting minutes. Bill Jones motioned, Court Carter seconded, all approved, motion carried.

Homeowners Concerns and Questions:

Sue Harrison spoke to the board regarding the behavior of a neighbor and inquiring as to the CC&Rs regarding nuisance behavior. Bill and Kelli advised Ms. Harrison that the HOA has no authority to regulate behavior of one neighbor or neighbor to neighbor disputes. They advised her that the situation is a civil/criminal one.

Kelli also provided information regarding block watch information, suggesting that such an organization might help the situation, that other communities have had success. Kelli will e-mail the Block Watch information to Ms. Harrison.

Fine hearings:

None

Lot 135 – Parking on gravel –Continuing violation – will be sent to the attorney for the \$600 in legal fees.

ACC Report: Report by Court Carter

None

Financial: Report by Court Carter

Court Carter reviewed the November financial report. As of November 30, 2008, expenses were \$13,000 over budget. As of the end of the year, the HOA accounts were short \$1553.

Landscape: report by Doug Braid

Bob talked to Harry about taking \$8-10,000 out of his contract for 2009 so that the board can reduce expenses. Harry would reduce the number of grass cuttings, etc. and would work on a new proposal. Harry will try to attend the next board meeting so that the matter can be discussed.

Newsletter / Website Report: Report by Bob Agopsowicz

The website is updated for 2009.

Property Management Report: Report by Kelli Smith

Snohomish County PUD wants to take some trees down along Puget Park Drive due to power lines. The board signed acceptance of the request.

The board continued discussion of the financial problems, first addressing any possible cost cutting measures. Kelli recommended that further communication to the homeowners be sent – advising them that a special assessment is needed to make up the budget shortfall.

The Silver Firs Homeowners Association

Board of Directors Meeting

Date 1/13/09

Information about the reduction in services levels and the financial issues facing the HOA will be sent to the homeowners by March. The spring newsletter will ask for volunteers to look at revising the HOA documents so that the financial situation can be dealt with.

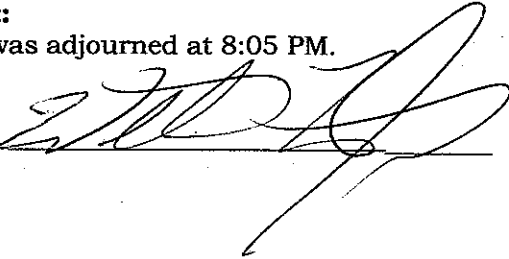
New Business:

None

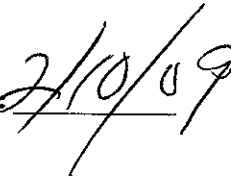
Adjournment:

The meeting was adjourned at 8:05 PM.

Approved by:

A large, stylized handwritten signature in black ink, written over a horizontal line.

Date:

The handwritten date "2/10/09" in black ink, written over a horizontal line.