

The Silver Firs Homeowners Association

Board of Directors Meeting

Date 1/12/2010

Directors Present: Doug Braid, President
Bob Agopsowicz, Vice President
Court Carter, Treasurer
Darwin Schweitzer, Secretary
Brian Jorgenson, Board Member

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

Call To Order:

The Board meeting of the Silver Firs Homeowners Association was called to order at 7:08 PM.

Homeowners Concerns and Questions:

No homeowners were present

Approval of Minutes:

A motion was made to approve the 11/10/09 monthly meeting minutes. Bob Agopsowicz motioned, Doug Braid seconded, all approved, motion carried.

Appointment of 2010 Directors and Committee Leads:

The Directors appointed were as follows:

Doug Braid, President
Bob Agopsowicz, Vice President
Court Carter, Treasurer
Darwin Schweitzer, Secretary
Brian Jorgenson, Board Member Committee at Large

The Committee Leads appointed were as follows:

Architectural Control Committee (ACC): Court Carter
Conditions, Covenants & Restrictions (CC&R) Committee: Brian Jorgenson
Treasury Committee: Court Carter
Landscape Committee: Bob Agopsowicz and Doug Braid
Communications Committee: Bob Agopsowicz

Approval of Directors and Committee Leads:

A motion was made to approve the Directors and Committee Leads. Court Carter motioned, Bob Agopsowicz seconded, all approved, motion carried.

ACC Review and Approval: Report by Doug Braid

Lot 191 – Homeowner requested permission to replace 100% (146ft) of existing fencing with 6ft or less cedar and pressure treated posts. Court Carter motioned to approve the request, Bob Agopsowicz seconded the motion, all approved, motion carried.

Lot 195 – Homeowner requested permission to add a new Tuff Shed into their yard. They have an existing 10ft by 12ft shed and the new one would be 10ft by 9ft. From the picture provided the new shed appears to be wood and red in color with composite shingles and should blend with existing structures. The board requests more info on the shed roof. Court Carter motioned to approve the request if composite or shake roof, Bob Agopsowicz seconded the motion, all approved, motion carried.

The Silver Firs Homeowners Association
Board of Directors Meeting
Date 1/12/2010

Fine hearings:

None

CC&R Status: by Bob Agopsowicz

None

Treasury Report: by Court Carter

Waiting for Year End report

As of the end of November the SFHOA is at \$33,975

There is \$15,000 outstanding in fines and assessments

SFHOA spending for the year has been \$18K less that we budgeted for 2009.

Landscape Committee Report: by Doug Braid

Doug reported that the tree house he was looking into is actually part of Silver Firs II

Discussion of tree issues in the green belts and the need to periodically look at tree health and do a Visual Tree Assessment (VTA) Discussion about inspection, sounding, and boring of trees.

Green belt trees in the natural areas protected by the county. The county will only allow removal for trees with potential for dwelling damage (not yard and fences) by falling trees and the tree must be diseased, dying, or leaning to qualify for removal.

The board discussed the need to closely document problem trees and to be more proactive with periodic VTAs. This provides documentation and if a homeowner complaint is received if was felt we should get a written report.

Lot 480 and 481 have damaged pine trees behind them. Have Turning Leaf review them.

Lot 281 – 283 going to do an assessment (\$720 for VTA). Lot 281 has had 2 trees fall on the property in the past (one on the deck) and insurance is stating it may pull coverage. Bob Agopsowicz motioned to approve the expense, Court Carter seconded the motion, all approved, motion carried.

Lot 659 – Homeowner sent a letter that they had a vendor take down trees on their property, but the vendor mentioned they should also consider removing a couple of the cotton woods (90 to 100ft tall) in the green belt. The homeowner is requesting board approval. We have no written report but the trees could affect the property on either side. Court Carter motioned to approve the doing a VTA, Brian Jorgenson seconded the motion, all approved, motion carried.

Discussed having a 2011 budget item to cover arborist visual tree assessments (VTAs)

The county contacted Kelli Smith about drainage (retention drainage pond) in the playfield. They are drilling test holes to see if it is possible to install or have the drain field work as intended. Management advised them that the SFHOA has a lack of funds for any additional maintenance responsibilities. They will contact management if they intend to proceed with any work.

Lot 514 - drainage problems with sport court drainage causing pooling at neighbors fence. Drain in the common area has been cleaned but drain continues through homeowners property. Management has called several times with no response, will follow up with a letter to owner.

Communications Report: Report by Bob Agopsowicz

Updates for 2010 are on the website <http://www.silverfirs1.org/>

Kelli's new email is updated on <http://www.silverfirs1.org/contactus.htm>

The Silver Firs Homeowners Association
Board of Directors Meeting
Date 1/12/2010

New Business:

Small claims court hearing coming up on March 3, 2010 in Shoreline at 8:45 and someone needs to attend

Management reported on delinquent accounts – 12 at attorney in amount of \$17, 312.28
3 new notices of foreclosure received.

Doug mentioned that during his research on the tree house he found that certain green belt areas are still listed as belonging to Centex and Hillis Homes according to the county assessors

Discussion for next month on the 2 VTAs, Fence Painting during spring cleanup, and sign lighting

Adjournment: The meeting was adjourned at 8:45 PM.

Approved by: *Langley Brad*

Date: *Feb 9, 2010*