

The Silver Firs Homeowners Association

Board of Directors Meeting

Date 2/12/08

Directors Present: Bill Jones, President
Doug Braid, Vice President
Karie Hoskins, Secretary
Bob Agopsowicz, Website

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

Call To Order:

The Board meeting of the Silver Firs Homeowners Association was called to order at 7:02 PM.

Homeowners Concerns and Questions:

Mike Smith (Lot 357) requested approval from the board to use the small T-ball field on 61st Avenue SE from March 1 – June 30th for the Mill Creek Little League T-Ball games. The league will clean up the lot, and the lot will be used by possibly a dozen teams – 2 teams at a time. Parking should be short term. Mike Smith submitted a proposal and a Certificate of Insurance – and Kelli said that the HOA has insurance coverage for the area.

Karie Hoskins motioned to approve the request, Doug Braid seconded and all approved, with the understanding that the board may reconsider the decision if there are complaints about parking.

Robyn Mixer (Lot 303) had previously requested that a leaning tree on her lot be looked at and Kelli confirmed that the tree will be removed by the landscapers.

Approval of Minutes:

A motion was made to approve the 1/8/08 monthly meeting minutes. Doug Braid motioned, Bob Agopsowicz seconded, all approved, motion carried.

Financial: Report by Court Carter (as presented by Kelli Smith)
Kelli Smith reported that as of the meeting, the financials were not available.

CC&Rs: Report by Bill Jones

There were 4 scheduled fine hearings and all were cleared prior to the meeting.

ACC Report: Report by Bill Jones

Lot 532 – Replacement windows. Homeowner supplied photos of examples of the windows that would be used included a bathroom window of frosted glass. Bob Agopsowicz motioned, Doug Braid seconded, all approved, motion carried.

Landscape: Report by Doug Braid
A spring cleanup date will be decided at the next meeting.

Newsletter / Website Report: Report by Bob Agopsowicz
Bob is still working on website upgrades – including adding financial statements & adding Kelli's e-mail contacts. Neal will take a look at these issues.

Playground Equipment: Report by Karie Hoskins
Karie presented a proposal from Big Toys Inc. for replacement playground equipment for the tot lot on the corner of 138th & Puget Park Drive. Depending on what equipment is selected – the cost ranges from \$9991 to \$12,589 plus \$2800 to dismantle and remove the old equipment. The quote included a

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15% discount for using the same manufacturer as the existing equipment. There was some discussion of how the equipment would be paid for and Karie will meet with the Big Toys rep. in March to finalize a price. Kelli will look at the financials and see where the HOA stands.

Property Management Report: Report by Kelli Smith

Kelli is looking into better rates for insurance coverage for the HOA – the insurance policy is scheduled to renew in May.

Delinquencies are still a problem. These accounts will receive 1 more certified letter and then will go to the attorney.

Kelli is working on scheduling a 3rd electrical contractor (All City Electric) to take a look at the monument lights. She will have them call Bill to arrange a time/date.

Turning Leaf would like to meet with the/a board members to discuss problem trees. Kelli will have them contact Doug to schedule this.

New Business:

There was discussion regarding the placement of political signs in yards. This is acceptable as long as the sign is on a homeowner's property and not on association land.

(Organizational meeting was held to determine new board positions. See separate minutes.)

Adjournment:

The meeting was adjourned at 7:50 PM.

Approved by: _____

Date: _____

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Organizational Meeting

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

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

Call To Order:

The monthly Board meeting of the Silver Firs Homeowners Association was called to order at 7:02 PM.
The organizational meeting took place during the monthly meeting.

Board Positions:

Board positions for 2008 were decided as follows:

Bill Jones – President
Doug Braid – Vice President
Court Carter – Treasurer
Bob Agopsowicz – Website
Karie Hoskins – Secretary

Bob Agopsowicz motioned to approve, Doug Braid seconded, all approved.

The organizational meeting was concluded during the monthly meeting.

Adjournment:

The monthly board meeting was adjourned at 7:50PM.