

The Silver Firs Homeowners Association

Board of Directors Meeting

Date 3/11/08

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

Also Present: Kelli Smith, CDC Management Representative
Robyn Mixer, Homeowner
Kristin Richardson, Homeowner
Marie Vatale, Homeowner
Twila Schamer, Silver Firs II President
Laura Linn, Silver Firs II Homeowner

Call To Order:

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

Fine hearings:

No fine hearings.

Homeowners Concerns and Questions:

Kristin Richardson & Marie Vatale (homeowners) discussed the graffiti issue and the fact that in many places the paint color doesn't match. Bill Jones provided information regarding the matching paint color and there was discussion that the annual spring cleaning would be mainly fence painting. Bill will get paint samples & bring them to the next board meeting.

Kristin & Marie also want to put wood chips on one of the trails – which the board approved. Twila Schamer and Laura Linn from Silver Firs II offered chips from a recent logging project at 52nd & 151st.

Twila & Laura reported that Silver Firs II will be changing fence colors (in 1-3 years) and that at that time we can coordinate so that all fences match. The new paint will be latex & Silver Firs II will coordinate with Silver Firs I. At that time they will be making a color change to a mushroom, dark brown and dark green palate. Entrance signs will be some combination of these colors and SF II will let SF I know the exact colors/paints once they are decided.

Twila will research possible painting options for the main entrance sign.

Approval of Minutes:

A motion was made to approve the 2/12/08 monthly meeting minutes. Doug Braid motioned, Bob Agopsowicz seconded, all approved, motion carried.

Financial: Report by Court Carter (given by Kelli Smith)

Kelli Smith reported that the February financials would be available shortly.

CC&Rs: Report by Bill Jones

There are about 4 active violations in process.

Lot 624 – Reported nuisance – unkempt yard. Bill will send a notice to the homeowner.

Lot 342/343 – Possible pickup truck on gravel. Bill Jones will follow up.

ACC Report: Report by Court Carter (given by Bill Jones)

Lot 693 - The homeowner requested permission to replace the roof with a 30 year composite roof. The homeowner provided a brochure with possible color choices for the board to review. Doug Braid motioned for approval, Bob Agopsowicz seconded, all approved, motion carried.

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Lot 303 – The homeowner requested permission to install a French drain to deal with overflow that is going into the neighbor’s yard along the fence line. After discussion, it was determined that this was not a HOA issue.

Landscape: Report by Doug Braid

The spring garage sale is tentatively scheduled for June 7. Both Silver Firs I and Silver Firs II will check schedules & finalize the date.

Spring cleanup (fence painting) is scheduled for May 31 with June 14 as a backup date.

Newsletter / Website Report: Report by Bob Agopsowicz

Nov-Jan annual minutes have been posted to the website. The mailing list is ready to roll out. Bob will send Kelli an Excel list of contacts & will add cleanup & garage sale info. Bob is working on the spring newsletter & getting website stat information.

Property Management Report: Report by Kelli Smith

Kelli received a bid from All City Electric for the monument lights upgrade. The bid was incomplete and Kelli will have them re-do the bid and report back.

Kelli is still working on collecting the remaining outstanding 2007 assessments. The delinquent accounts will go the attorney in 2 weeks.

Tom from Turning Leaf will meet Doug next week to go over problem trees.

New Business:

Karie Hoskins met with Jill Thorsen of Big Toys Co. to determine a more exact price to replace the tot lot at the corner of 138th & Puget Park Drive. Designs and pricing should be ready by mid-April.

Adjournment:

The meeting was adjourned at 8:10 PM.

Approved by: _____

Date: _____