

The Silver Firs Homeowners Association
Board of Directors Meeting
Date 4/14/2009

Directors Present: Doug Braid, President
Court Carter, Treasurer
Karie Hoskins, Secretary
Bob Agopsowicz, Member at Large

Also Present: Kelli Smith, CDC Management Representative
Robyn Mixer
Bob & Alana Rich, Homeowners
Gloria Hee, Homeowner
Ms. 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:

There was a question regarding the budget shortfall that the HOA is facing. Doug explained the difficulty the board faces regarding finances and special assessments and also outlined what the board has been doing to cut costs.

Approval of Minutes:

A motion was made to approve the 3/10/09 monthly meeting minutes. Bob Agopsowicz motioned to approve the minutes, Court Carter seconded, all approved, motion carried.

ACC Report: Report by Court Carter

Lot 430 – Requested permission to replace roof with a Presidential Black, 30-year composition roof. Karie Hoskins motioned to approve, Bob Agopsowicz seconded, all approved, motion carried.

Lot 564 - Requested permission to replace roof with a Timberline roof – either Bark Wood or Weathered Wood, 30-year composition roof. Court Carter motioned to approve, Bob Agopsowicz seconded, all approved, motion carried.

Lot 542 – Application to paint the home – base color would be yellow, white trim and a red door. Court Carter motioned to approve, Bob Agopsowicz seconded the motion, all approved, motion carried.

CC&Rs: Report by Bob Agopsowicz

Lot 135 – Cleared prior to the meeting. Bob will follow up with another check.

Financial: Report by Court Carter

There was another notice sent out regarding past due accounts, but there is still \$20,826 in receivables. As of the end of February, the HOA has \$90,652 in assets with \$60,362 in the bank. Year to date we are \$8600 under budget.

The board discussed the budget shortfall & how to meet obligations of the HOA and how to make up for last year's shortfall and deal with the outstanding receivables.

Kelli will put the numbers together and Doug will work on a letter explaining the situation so that homeowners will know what the board has done to deal with the situation.

Landscape: Report by Doug Braid

The Spring garage sale is schedule for May 30. Doug suggested June 6th for the spring cleanup. This cleanup will focus on trail & common areas – and homeowners will meet at Silver Firs Elementary at 9am that day.

Communications: Report by Bob Agopsowicz

The website is up to date. Bob will work on the Spring newsletter – which will go out (approx) the 1st week in May.

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Property Management Report: Report by Kelli Smith

A homeowner requested permission to place a Sani-Can on their property due to a kitchen remodel. Court Carter motioned that the request be approved, with a stipulation that the can be placed on the driveway for no longer than 5 days, after which that Sani-Can be moved in the back yard of the property.

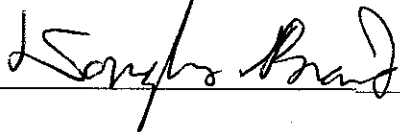
New Business:

Doug Braid volunteered to take over CC&Rs if another board member would take over the position of President. Bob volunteered to help out on the CC&Rs until mid-June. Court Carter motioned that Doug Braid become President, all approved, motion carried. Doug Braid will remain as President. As such, the office of Vice-President is now vacant.

Adjournment:

The meeting was adjourned at 7:55PM.

Approved by: _____



Date: _____

5/12/09