

# The Silver Firs Homeowners Association

## Board of Directors Meeting

Date 04/10/07

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

Also Present: Kelli Smith, CDC Management Representative  
Homeowners Robyn Mixer, Ray and Michele Ramoso

### Call To Order:

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

### Fine hearings:

None.

### Approval of Minutes:

A motion was made to approve the 02/13/07 monthly meeting minutes. Bill Jones motioned, Doug Braid seconded, all approved, motion carried.

### Homeowners Concerns and Questions:

The Ramoso family provided a quote for the new fence on their property line facing Puget Park Drive. The board discussed the possibility of reimbursing the Ramoso family for recent repair costs to the common fence. The repairs were made shortly before the board decided to remove the common fence along Puget park Drive. Court Carter motioned that the board reimburse the Ramoso family \$200 for fence repairs, Doug Braid, seconded, all approved, motion carried.

Kelli will send another reminder letter to lot 635 homeowners that the common fence behind their property along Puget Park Drive will be removed and that homeowner will need to verify the property line with the county if they install a new fence on their property line.

### Financial: Report by Court Carter, Treasurer

As of 3/31/07 the SFHA assets are \$82,093. YTD we have spent approximately \$3,593 more than budget. Tree removal is the reason for extra spending.

### CC&R's: Report by Bill Jones, President

There are 2 current violations in process.

### ACC Report: Report by Bill Jones, President

Lot 159 - The homeowner requested permission to extend the existing side fence and double gate 31 feet forward towards the front of the house. The new fence section will not extend beyond the front of the house. The homeowner provided a sketch with details for the board members to review. The fence material was not mentioned in the request. Court Carter motioned for approval subject to the new fence being consistent in materials and color with the existing fence. Karie Hoskins, seconded, all approved, motion carried.

Lot 272 - The homeowner requested permission to extend the existing side fence 24 feet forward towards the front of the house. The new fence section will not extend beyond the front of the house. The homeowner provided a sketch with details for the board members to review. The new fence section will match existing color and material. Court Carter motioned for

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approval subject to the new fence being consistent in materials and color with the existing fence. Doug Braid, seconded, all approved, motion carried.

**Landscape:** Report by Doug Braid

Lot 468 – The homeowner modified their back fence to match the property line. The project was finished on April 5.

Status of lighting at the entrances: We have power at the following entrances;

Lot 644 - Power is available

Lot 645 - Power is available - Lights are in working order and the fixtures are below ground

Lot 678 - Power is available - Lights are in working order and the fixtures are below ground

Doug will get a bid for replacing the light fixtures at the entrances listed above.

**Newsletter / Website Report:**

The website is up and running. The newsletter will be sent out once the dates for the Spring clean-up and garage sale are chosen. Target for mailing out the newsletter is the first week of May. Bob will add an article about reporting graffiti in the newsletter.

**Property Management Report:** Report by Kelli Smith

36 accounts are going to the attorney for yearly assessments. Kelli has already sent 4 notices to the 36 accounts prior to sending the accounts to the attorney.

**New Business:**

There is a section of common area fence behind lot 127 that is about 2 feet high and about 20 feet long. The fence gets graffiti painted on it and it is quite old. Doug Braid motioned to have Kelli contract someone to remove the fence. Bob Agopsowicz, seconded, all approved, motion carried.

**Adjournment:**

The meeting was adjourned at 8:00 PM.

**Approved by:** \_\_\_\_\_ **Date:** \_\_\_\_\_