

**The Silver Firs Homeowners Association**

**Board of Directors Meeting**

**Date 5/12/2009**

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

**Call To Order:**

The Board meeting of the Silver Firs Homeowners Association was called to order at 7:05 PM.

**Homeowners Concerns and Questions:**

Robyn Mixer let the board know that the Harrisons (Lot 302) had moved their fence & filled in the drainage ditch that the HOA had installed to deal with drainage problems. Bob will check out the situation later in the week.

**Approval of Minutes:**

A motion was made to approve the 4/14/09 monthly meeting minutes. Court Carter motioned to approve the minutes, Bob Agopsowicz seconded, all approved, motion carried.

**ACC Report:** Report by Court Carter

Lot 563 – Application for a new roof – Certain Teed Presidential in Prairie Wood. Court Carter motioned to approve, Bob Agopsowicz seconded the motion, all approved, motion carried.

**CC&Rs:** Report by Bob Agopsowicz

14 violation notices went out this week. No fine hearings.

**Financial:** Report by Court Carter

As of April 30, 2009 – the association has \$15,295 in receivables and \$80,466 in assets.

**Landscape:** Report by Doug Braid

The Spring cleanup was moved to June 13 and will be published in the newsletter.

A homeowner requested some fence paint so that they could paint the fence along 62<sup>nd</sup> & Puget Park Drive. Doug will check on the paint and will look into possibly buying some more paint. Kelli will get further details from the homeowner as to location. Bob will meet with the homeowner to go over exactly where she wants to paint.

**Communications:** Report by Bob Agopsowicz

Bob has the Spring newsletter ready to go – and they will go out the 2<sup>nd</sup> week in May. The newsletters will include a letter from the Board regarding the special assessment and the budget shortfall.

**Community Management Report:** Report by Kelli Smith

Kelli ran numbers to determine what amount of a special assessment to make up some of the shortfall and to contribute funds to the reserves. The amount would be approximately \$100-120 per home to bring the association into the black for the next 2 years. However, without a change in the governing documents allowing for more than a 5% increase each year the Association will face this again in the next few years. A letter will be mailed to all homeowners regarding the special assessment & flyers may be dropped off at each home so that homeowners have as much information as possible.

**New Business:**

None.

**Adjournment:**

The meeting was adjourned at 8:06PM.

Approved by: 

Date: 6/9/2009