

The Silver Firs Homeowners Association
Board of Directors Meeting
Date 5/13/08

Directors Present: Bill Jones, President
Karie Hoskins, Secretary
Court Carter, Treasurer
Bob Agopsowicz, Board Member

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

Call To Order:

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

Fine hearings:

Lot 420 – Inoperable vehicle (there is also a notice out on the yard maintenance). Bill Jones motioned that the board send a notice to the homeowner that they will incur a fine of \$10 per day starting on May 24th if the vehicle is not removed. Also – if the yard is not maintained – a fine will be assessed on that issue as well. Court Carter seconded the motion, all approved, motion carried.

Lot 163 – Inoperable vehicle. Bill Jones motioned that the board send a notice to the homeowner that they will incur a fine of \$10 per day starting on May 24th if the vehicle is not removed. There has been no response from the homeowners on this ongoing issue. It was also recommended that should the vehicle be removed and appear again – the fine will be assessed immediately.

Homeowners Concerns and Questions:

Robyn Mixer (Lot 303) expressed concern about trees falling on her fence. Kelli will have someone take a look at the trees.

Regarding Mr. Looney's tree (Lot 676): Once Turning Leaf Tree Service went on site to asses the situation – they determined that they would have to down 2 more trees to take down the 15' stump. They said that the dead tree is solid and that it was no threat and would not come down in the near future. Court Carter motioned that the previous decision by the board to fell the tree be rescinded given this new information. Bob Agopsowicz seconded, all approved, motion carried.

Approval of Minutes:

A motion was made to approve the 4/8/08 monthly meeting minutes. Court Carter motioned, Bob Agopsowicz seconded, all approved, motion carried.

Financial: Report by Court Carter

Through March 31, 2008 – assets are \$74,000 with \$16,000 in receivables. Year to date – the Association is \$26 under budget.

CC&Rs: Report by Bill Jones

There are about 5 active violations in process.

ACC Report: Report by Court Carter

Lot 192 – Homeowner requested permission to build a new fence. A sketch was provided, but the application was incomplete as it did not include plans for the fence. As it appeared that the work had already been done, Bill Jones motioned that the application be approved, Court Carter seconded, all approved, motion carried.

Lot 474 – Homeowner requested permission to repaint the home. Paint chips were submitted – yellow and green. Court Carter motioned that the request be approved, Karie Hoskins seconded, all approved, motion carried.

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Lot 613 - Homeowner requested permission to repaint the home. Paint chips were submitted - brown with olive trim. Court Carter motioned that the request be approved, Bob Agopsowicz seconded, all approved, motion carried.

Lot 626 - Homeowner requested permission to repaint the home. Paint chips were submitted - grey and putty. Court Carter motioned that the request be approved, Karie Hoskins seconded, all approved, motion carried.

Landscape: Report by Doug Braid
No report at this time.

Newsletter / Website Report: Report by Bob Agopsowicz
The spring newsletter will be sent shortly.

Property Management Report: Report by Kelli Smith
Karie Hoskins requested that the association begin planting tree seedlings to replace the trees that have been removed. Kelli requested that the board decide where the trees should be planted and what types of trees should be used. Bill suggested putting them on hillsides between sidewalks & fences. Court requested that larger trees be used. The board will identify good locations and provide that information to Kelli.

Kelli received a lighting bid - for (3) monument sign lights planted in concrete. The bid is for \$6000. Court will contact another electrician and get a new bid for the lights.

Kelli reported that all of the delinquent assessments are at the attorney.

New Business:

After discussion regarding the tot lot at the corner of 138th & Puget Park Drive - the board decided to table the issue until fall. Due to budget concerns - it may be necessary to tear the lot out at that time, do landscaping and then look at installing new play equipment in the spring.

Adjournment:

The meeting was adjourned at 8:00 PM.

Approved by: _____

Date: 7/8/08