

The Silver Firs Homeowners Association

Board of Directors Meeting

Date 06/12/07

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 & Kathy Gjerde

Call To Order:

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

Fine hearings:

Lot 241 – Temporary shelter on the property. The homeowner is still in violation before the meeting. The owner is attending the meeting. The homeowner explained the situation. The house is a rental and the renters are not allowed to smoke in the house. The shelter is used as a smoking area next to the house. The renters stand under the shelter while smoking. The homeowner would like to provide some shelter for our wet weather. The board suggested the possibility of lowering the shelter and having the renters sit on chairs while smoking. The homeowner thought the idea might work. The board said they would give the homeowner 2 weeks to resolve the issue. Court Carter motioned that the board send a notice to the homeowner that they will incur a fine of \$10 per day starting on June 26 if the shelter issue is not resolved. Karie Hoskins seconded, all approved, motion carried.

Lot 350 – Utility trailer stored on the property. The violation was cleared shortly before the meeting.

Approval of Minutes:

A motion was made to approve the 05/08/07 monthly meeting minutes. Court Carter motioned, Doug Braid seconded, all approved, motion carried.

Homeowners Concerns and Questions:

Kathy Gjerde provided a list of possible violations for Bill Jones to investigate.

Financial: Report by Court Carter, Treasurer

As of 04/30/07 the SFHA assets are \$76,301. YTD we have spent approximately \$2,000 more than budget. Tree removal is the reason for extra spending.

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

There are 8 violations in process and 2 possible fine hearings for next month.

ACC Report: Report by Bill Jones, President

Lot 553 - The homeowner requested permission to replace the shake roof on the house with a 50 year composite roof. The homeowner provided a brochure for the board members to review. Court Carter motioned for approval, Doug Braid, seconded, all approved, motion carried.

Lot 153 - The homeowner requested permission to paint the house. The homeowner provided paint chips for the board members to review. Court Carter motioned for approval, Doug Braid, seconded, all approved, motion carried.

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Lot 506 - The homeowner requested permission to replace existing fencing. The homeowner provided a quote with a drawing for the board members to review. The fence material will be the 6 foot high cedar. Court Carter motioned for approval, Doug Braid, seconded, all approved, motion carried.

Lot 620 - The homeowner requested permission to replace existing windows with new vinyl windows. Court Carter motioned for approval, Doug Braid, seconded, all approved, motion carried.

Lot 345 - The homeowner requested permission for 2 projects; 1- paint the house, 2 – install concrete / stone strips on the sides of the driveway. The homeowner described the paint colors on the ACC application form. The homeowner also provided a sketch of the concrete / stone strips for the board members to review. Court Carter motioned for approval subject to the concrete /cast stones are 18 inches wide and no loose gravel is used, Doug Braid, seconded, all approved, motion carried.

Lot 164 - The homeowner requested permission to paint the house. The homeowner provided paint chips for the board members to review. Court Carter motioned for approval, Karie Hoskins, seconded, all approved, motion carried.

Lot 303 - The homeowner requested permission to replace existing windows with new vinyl windows. Court Carter motioned for approval, Doug Braid, seconded, all approved, motion carried.

Landscape: Report by Doug Braid

11 people participated in the spring clean-up.

The tree behind lot 491 has been removed.

Doug will rent a chipper later in the summer to chip up more branches.

A tree house was found during the spring clean-up. Doug will take it down soon.

Doug is still looking for a basketball hoop for the sport court.

Newsletter / Website Report:

No new status.

Property Management Report: Report by Kelli Smith

Kelli sent Hill Electric the approval for entrance sign work.

Kelli is working on the irrigation behind lot 677. She will contact Harry and have Harry talk to the homeowner.

9 homeowners paid their delinquent annual assessments.

New Business:

Fall garage sale date set for Saturday September 15.

Adjournment:

The meeting was adjourned at 8:02 PM.

Approved by: _____ **Date:** _____