

The Silver Firs Homeowners Association

Board of Directors Meeting

Date 7/14/09

Directors Present: Court Carter, Treasurer
Karie Hoskins, Secretary
Bob Agopsowicz, Board Member
Also Present: Kelli Smith, CDC Management Representative
Robyn Mixer
Shirley Legasse, Homeowner
Brian Jorgensen, Homeowner

Call To Order:

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

Approval of Minutes:

A motion was made to approve the 6/9/09 monthly meeting minutes. Court Carter motioned, Bob Agopsowicz seconded, all approved, motion carried.

Homeowners Concerns and Questions:

None

ACC Report: Report by Court Carter

Lot 114 – Request for approval to paint the home grey with white trim. Court Carter motioned to approve the request, Bob Agopsowicz seconded the motion, all approved.

Lot 462 – Request to replace the roof with a 30-year composition roof, CertainTeed, Weathered Wood. Court Carter motioned to approve the request, Bob Agopsowicz seconded the motion, all approved.

Lot 381 – Request to paint the home, replace the roof and install new windows. Paint color is Earl Grey base, accent is Pumpernickel. Roof is 30-year composition, Owens Corning, Teak. Court Carter motioned to approve the request, Karie Hoskins seconded the motion, all approved.

Lot 170 – Homeowner wants to remove most of the trees on the lot and replace with grass and smaller plants. Court Carter motioned to approve the request, Bob Agopsowicz seconded the motion, all approved.

Lot 271 – Request to build a new deck & shed – painted and roofed to match the house. Deck is 12' x 24' Trex decking, 8" off the ground. Court Carter motioned to approve the request, Bob Agopsowicz seconded the motion, all approved.

Fine hearings:

None

CC&Rs: by Bob Agopsowicz

No notices this week.

Homeowner Brian Jorgensen asked about homeowners parking on their lawns. Court explained that the houses in Division I are under different covenants.

Financial: by Court Carter

As of 5/31/09 – the HOA has total assets of \$77,458 with \$16,325 uncollected. Year to date, the Association is \$13,000 under budget. June financials are not available yet.

Landscape: by Bob Agopsowicz

10 people participated in the spring cleanup of the trails. 2 truckloads of trash (including a fort) were taken to the dump. The trails, in general, were a great deal cleaner than usual – it appears that community members have been maintaining the trails and it shows.

Newsletter / Website Report: Report by Bob Agopsowicz

The fall newsletter will go out mid-August and the date for the fall garage sale needs to be decided.

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Property Management Report: Report by Kelli Smith

Some delinquent accounts have been collected, 15 remain at the attorney's office.

There is a property with a very delinquent account that the HOA would need to do a sheriff's sale to collect on. The cost of such a sale would be approx. \$1000. Kelli will speak to the attorney about taking the next step to send a letter to the homeowner about the sale.

Kelli will start working on next year's budget next month. The board will need to let her know if there are any changes to be made.

Further discussion was had about the budget problems, the cost cutting measures that have been taken and the expenses that were incurred with tree removal and drainage issues. Kelli pointed out that the cost of taking down 1 large tree is equal to 9 years of dues for one lot in the Association.

Homeowner Ms. Legasse suggested that any special assessment be broken up to make it easier for homeowners to pay.

Adjournment: The meeting was adjourned at 8:06 PM.

Approved by:

Douglas Brad

Date:

8/11/2009