

The Silver Firs Homeowners Association

Board of Directors Meeting

Date 07/10/07

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: Ramoso family, Doug Mcgrath, Robyn Mixer

Call To Order:

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

Fine hearings:

Lot 661 – Parking on gravel surfaces. The violation was before the meeting. Court Carter motioned that the board acknowledge the correspondence from the homeowner, the board not issue a fine at this time, and the board act on future violations with an automatic \$10/day fine starting when the violation is reported. Doug Braid seconded, all approved, motion carried. Court also asked that the notice state the board is looking forward to the homeowners application for an acceptable parking surface.

Lot 254 – Boat and trailer stored without sight screening. The homeowner is still in violation before the meeting. The home is a rental property. Kelli stated the owner has received the violation notices. Court Carter motioned that the board send a notice to the homeowner that they will incur a fine of \$10 per day starting on July 20. Court Carter also motioned for repeat offences to automatically receive a \$10/day fine starting when the violation is reported. Doug Braid seconded, all approved, motion carried.

Approval of Minutes:

A motion was made to approve the 06/12/07 monthly meeting minutes. Court Carter motioned, Karie Hoskins seconded, all approved, motion carried.

Homeowners Concerns and Questions:

Doug Mcgrath mentioned there was a brush fire in their neighborhood on the 4th of July from fire works. The fire department mentioned to Doug that the branches and brush from cutting down the trees behind lots 631 & 632 last year is a possible fire hazard. Doug Braid mentioned the SFHA board plans to rent a chipper later this summer and chip up the branches and brush from the cut trees.

The Ramoso family stated they checked with the county and the county was not able to definitively determine their property line for the new fence installation. The Ramoso family has already staked out the lines from the pre-build plot map but are waiting for the SFHA board approval to proceed. Court Carter motioned that the Ramoso family use the lines from the pre-build plot map conditional upon verification from Court that the staked out lines are good. Doug Braid seconded, all approved, motion carried.

Financial: Report by Court Carter, Treasurer

As of 05/31/07 the SFHA assets are \$71,850. YTD spending is matching the budget.

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

There are 10 violations in process.

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ACC Report: by Court Carter, Treasurer

Lot 303 – The homeowner requested permission to move the side gate forward and add beauty bark along the fence. The homeowner provided a sketch for the board members to review. The gate will not go past the front corner of the house. Court Carter motioned for approval, Doug Braid, seconded, all approved, motion carried.

Lot 690 - The homeowner requested permission to paint the house. The homeowner provided paint chips for the board members to review. The base color has too much gold and is too bright. The trim color looks good. The board denied the request and asked Kelli to send a notice asking the homeowner to re-submit the application with a base color that is less bright.

Lot 494 - 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.

Lot 188 - The homeowner requested permission to replace the shake roof on the house with a composite roof and replace the gutters. The homeowner did not provide a sample, brochure, or any other information for the board members to review. The board denied the request and asked Kelli to send a notice to the homeowner requesting them to re-submit the application and include more information such as roof samples, brochure, contractor quote, etc.

Landscape: Report by Doug Braid

Doug had no luck looking for a basketball hoop. Doug asked Kelli to have a contractor provide a quote to replace the basketball hoop.

Doug received an email from Harry Herzog about the tree house in the green belt. Doug will get a couple of volunteers to help take down the tree house.

The Fire Department is providing a fire safety presentation on July 12th at 7:00pm in division 5 between lots 469 & 470.

Newsletter / Website Report: Report by Bob Agopsowicz

No new status.

Property Management Report: Report by Kelli Smith

Hill Electric will be out this week to look at entrance signs & lights and provide a quote. Kelli will have Northern Waters come out and provide a quote for irrigation system repairs behind lot 677.

Delinquent payments are trickling in.

New Business:

None

Adjournment:

The meeting was adjourned at 8:09 PM.

Approved by: _____ **Date:** _____