

The Silver Firs Homeowners Association

Board of Directors Meeting

Date 8/14/07

Directors Present: Bill Jones, President
Doug Braid, Vice- President
Court Carter, Treasurer
Karie Hoskins, Board Member
Bob Agopsowicz, Board Member

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 7:03 PM.

Fine hearings:

None.

Approval of Minutes:

A motion was made to approve the amended 7/10/07 monthly meeting minutes Doug Braid motioned, Karie Hoskins seconded, all approved, motion carried. The word "cleared" was added to the second sentence for the fine hearing on lot 661. The sentence now reads; "The violation was cleared before the meeting"

Homeowners Concerns and Questions:

None.

Financial: Report by Court Carter, Treasurer

As of 6/30/07 the SFHA assets are \$66,060. YTD we have spent approximately \$1,600 more than budget. The reason for the extra spending is tree removal.

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

There are 8 violations in process. There are 4 possible fine hearings for next month

ACC Report: Report by Bill Jones, President

Lot 166 – The homeowner requested permission to install a wood shed in the back yard. The shed is 10'x12' and has a gray composite roof. The shed will have clear cedar siding or will be painted to match the house. The homeowner provided a sketch for the board members to review. Court Carter motioned for approval, Doug Braid, seconded, all approved, motion carried.

Lot 497 - The homeowner requested permission to paint the house. The colors will match the existing colors. The homeowner provided paint chips for the board members to review. The board members have already approved the request via email. Court Carter signed the request for Kelli's records.

Lot 721 - The homeowner requested permission to paint the house. The homeowner provided paint chips for the board members to review. Doug Braid motioned for approval, Court Carter, seconded, all approved, motion carried.

Lot 333 – The homeowner requested permission to install a storage shed in the back yard. The shed is 5'x5.5' and is 6 feet tall. The shed is made of snap together resin and has a resin roof. The board denied the request because the shed does not have a composite roof.

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Lot 546 - The homeowner requested permission to paint the house. The homeowner provided paint chips for the board members to review. The base color is too bright and the colors are not currently used in the community. The board denied the request because the base color is too bright.

Lot 131 - The homeowner requested permission to replace the cedar shake roof with a 30 yr composite roof. The homeowner provided a brochure for the board to review. The homeowner did not specify a color. All the colors shown in the brochure are acceptable to the board. Karie Hoskins motioned for approval, Doug Braid, seconded, all approved, motion carried.

Lot 505 - The homeowner requested permission to replace the cedar shake roof with a 30 yr composite roof. The homeowner provided a sample of the roof for the board to review. Court Carter motioned for approval, Doug Braid, seconded, all approved, motion carried.

Landscape: Report by Doug Braid

Doug is thinking we will rent a chipper in early October to finish chipping the branches in the greenbelt.

Doug will send Kelli a photo of the basketball hoop for the repair quote.

Newsletter / Website Report:

Doug still needs to scan the CC&R's for division 3 & 5.

Bob still needs to add an email sign-up link, add a community links page, and an email link for Kelli on the contact us page.

Property Management Report: Report by Kelli Smith

Kelli is working on the entrance lights.

Northern waters have been on site to inspect the irrigation system. They will test the water lines to see if they hold pressure.

Kelli received an email from SFHA II regarding tress behind lots 274-285. Bob & Doug will investigate and let Kelli know what they see.

New Business:

Bob will send Kelli the August / September newsletter within a week so it can be mailed with notices from CDC for the September board meeting.

Adjournment:

The meeting was adjourned at 7:45 PM.

Approved by: _____ **Date:** _____