

The Silver Firs Homeowners Association

Board of Directors Meeting

Date 9/11/07

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

Also Present: Robyn Mixer (lot 303), Marty (lot 546), and Bonnie Altman (lot 514)

Call To Order:

The Board meeting of the Silver Firs Homeowners Association was called to order at 7:04 PM.

Fine hearings:

None.

Homeowners Concerns and Questions:

A homeowner asked what could be done to slow down traffic along Puget Park Drive at the cross walks. The homeowner is concerned about safety, especially for the kids. Court Carter mentioned the streets are county property and explained that direct homeowner request to the county get the most response.

The homeowner also asked about re-painting the entrance sign at the corner of 132nd and Puget Park Drive. Doug Braid mentioned the sign is owned by Silver Firs 2 Homeowners association. Doug also said our board has tried to work with the SFHA2 board to get the sign painted and that the boards are at an impasse on color choices. The SFHA2 board has not responded to Doug's communication requests for several months. Doug recommended the homeowner try contacting the SFHA2 board.

Marty (lot 546) was concerned that she received violation notices, and then she quickly received a fine on 8/9 with lawyer fees. The board said they will contact Kelli Smith at CDC Management to investigate why there are lawyer fees. The board will contact Marty with a response.

Marty also discussed the issue of her house paint color request being denied last month by the board. Marty had already painted her house before submitting the request to the board. The base color was deemed to bright by the board at last months meeting. Marty offered to repaint the garage doors beige, which is the trim color, to try and tone down the bright effect. The board agreed to Marty's attempt to improve the paint appearance and will review the house color after Marty has the garage doors painted.

Bonnie Altman (lot 514) discussed the water drainage problem behind her property. The sport court drains onto the common area and then drains down to a culvert next to her property. The problem is the culvert does not drain well and water flows onto her property. Bonnie provided photos for the board to review. Bonnie said she is frustrated with the progress of correcting the drainage problem. The board will review the records at CDC Management to see what actions have been taken to date to correct the problem. The board will also contact Kelli Smith at CDC Management to have a plumbing contractor investigate the drainage system.

Approval of Minutes:

A motion was made to approve the 8/14/07 monthly meeting minutes Court Carter motioned, Karie Hoskins seconded, all approved, motion carried.

Financial: Report by Court Carter

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As of 7/31/07 the SFHA assets are \$58,187. YTD we have spent approximately \$4,052 more than budget. The reason for the extra spending is tree removal.

CC&R's: Report by Doug Braid

There are 4 violations in process.

ACC Report: Report by Court Carter

Lot number unknown – Address is: 5516 138th PL SE – 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 638 - The homeowner requested permission to install a shed in the back yard. The shed is 8' x 12' and 9' high with a composite roof. The paint will match the existing house colors. Court Carter motioned for approval, Karie Hoskins, seconded, all approved, motion carried.

Lot 498 - 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. There are many colors shown in the brochure and some colors are not acceptable to the board. The board denied the request because the homeowner did not specify the color in the request.

Lot number unknown – Address is: 6223 145th St SE – The homeowner requested permission to paint the house. The homeowner provided paint chips for the board members to review. Court Carter motioned for approval, Bob Agopsowicz, seconded, all approved, motion carried.

Lot 303 - The homeowner requested permission to move an existing wood shed from the side of the house into the back yard. The shed has composite roofing and the paint matches the house color. Court Carter motioned for approval, Karie Hoskins, seconded, all approved, motion carried.

Lot 28 - The homeowner requested permission to landscape the front yard. The homeowner provided drawings for the board to review. The plans include installing stone retaining walls with maximum 21" height. This request is intended to correct an existing violation for the front yard. This project was actually started several months ago and has stalled resulting in the violation. Court Carter motioned for approval of the project contingent that the project is completed by 11/30/07. Court also motioned the violation is waived contingent upon completion of the project by 11/30/07. If the completion date is not met the violation will be restored and acted upon. Doug Braid, seconded both motions, all approved, motion carried.

Landscape: Report by Doug Braid

Doug will contact Kelli and inform her that Harry's plan is ok.

The board discussed the quote for the irrigation system repair. The board discussed the pros and cons of repairing the system and is not yet comfortable with proceeding with the repairs. Doug will contact Mr. Money and discuss the issues the board is concerned about and report back to the board next month.

Court is disappointed in the electrician's progress on repairing the entrance sign lights. Doug will ask Kelli for status on the project.

Newsletter / Website Report: Report by Bob Agopsowicz

No new status.

Property Management Report: Report by Kelli Smith

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No report as Kelli is not present.

New Business:

Kelli provided copies of the SFHA Financial Statements, Year Ended December 31, 2006 from Stanford, Munko, & CO., P.L.L.C to Doug Braid before the meeting. Court Carter reviewed the Independent Auditor's Report and said it appears to be in order "a clean opinion". Court signed the annual tax return form 1120-H. Court also signed the Clients Representation Letter for the Auditor's report.

Kelli provided copies of the 2008 budget to Doug Braid before the meeting. The board reviewed the budget. Court Carter is challenging the 10% increase for the management fees. Court would also like more money allocated to tree removal. Doug will contact Kelli and ask for a reply to Court's requests.

Doug raised the subject of possible replacement for tot lot equipment. The board discussed some possibilities for future work but wants to wait due to potential tree removal costs this winter.

Adjournment:

The meeting was adjourned at 8:45 PM.

Approved by: _____ **Date:** _____