

The Silver Firs Homeowners Association

Board of Directors Meeting

Date 10/09/07

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
Homeowners; Robyn Mixer, Jo Anthony, Ben Tomasini and Eric Youngberg

Call To Order:

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

Fine hearings:

None.

Homeowners Concerns and Questions:

Eric Youngberg mentioned he was concerned about community issues such as graffiti and vandalism with the board members. Bill Jones talked about the graffiti issue and how to help report when it happens to CDC Management and how a few homeowners volunteer their time to paint over graffiti in our community. The board mentioned that painting over graffiti the day after it happens is the best deterrent for future graffiti.

Eric also discussed when Doug Braid visited him to go over the concerns Eric had after contacting Kelli Smith. Eric discussed with the board his concerns about neighborhood security especially on the weekends. The discussion expanded to include all homeowners and board members. The discussion included what is involved with setting up a block watch program and how to contact the county sheriffs office to schedule a community seminar on block watch programs.

A homeowner asked for the reason why a permanent surface is required for parking places. Bill Jones explained that the parking surfaces are defined in the CC&R's and that the CC&R's were written by the developer when the community was built.

Approval of Minutes:

A motion was made to approve the 9/11/07 monthly meeting minutes Court Carter motioned, Doug Braid seconded, all approved, motion carried.

Financial: Report by Court Carter

As of 8/31/07 the SFHA assets are \$52,698. YTD we have spent approximately \$1,091 more than budget. The reason for the extra spending is tree removal.

CC&R's: Report by Bill Jones

There are about 8 active violations in process.

ACC Report: Report by Court Carter

Lot 28 - The homeowner requested permission to replace the deck on the backside of the house. The deck will be expanded to the full width of the house. The homeowner provided a drawing for the board members to review. The new deck will be built with the same type of materials as the existing deck. Court Carter motioned for approval, Doug Braid, seconded, all approved, motion carried.

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Lot 127 - The homeowner requested permission to replace the cedar shake roof with a 30 yr composite roof. The homeowner described the new roof color in the ACC application form as pewter gray. The homeowner also requested permission to install 3 solar tubes and a sky light on the roof. Court Carter motioned for approval, Doug Braid, seconded, all approved, motion carried.

Lot 40 - The homeowner requested permission to replace the deck on the backside of the house. The homeowner provided a sketch for the board members to review. The new deck will be built with the same type of materials as the existing deck. Court Carter motioned for approval, Karie Hoskins, seconded, all approved, motion carried.

Lot 223 - The homeowner requested permission to replace the cedar shake roof with a 30 yr composite roof. The homeowner provided a brochure with the color listed for the board to review. Court Carter motioned for approval, Doug Braid, seconded, all approved, motion carried.

Landscape: Report by Doug Braid

Eric Youngberg provided information on 2 new areas that need cleanup on the trails. Doug will organize a Sunday cleanup soon to take care of the areas Eric mentioned.

Doug still owes Kelli a photo of the basketball hoop that needs replacing.

Newsletter / Website Report: Report by Bob Agopsowicz

No new status. 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

Doug did not yet talk with Mr. Money to let him know that the board members are not yet comfortable with proceeding with the repairs. Court Carter motioned to reject the request of Mr. Money to repair the irrigation system behind lot 677 due to budget constraints. Karie Hoskins, seconded, all approved, motion carried. Kelli will send a letter to Mr. Money detailing the board's response to his request.

Kelli provided an update on the water drainage problem behind Bonnie Altman's property (lot 514). Kelli had Harry Herzog clean out the drain. Kelli contacted Bonnie Altman to check if the water now drained within 24 hours of backing up. Bonnie could not answer if the water now drained within 24 hours. Kelli will have a drainage contractor investigate the design of the drain.

A homeowner asked Kelli when the common fences will be painted. The board will wait at this time to paint common fences due to budget constraints.

There has been no further action from the contractor on the Monument lights upgrade. Kelli will continue following up with the contractor.

Kelli asked for a decision on the lawyer fees for the Tri house (lot 546) violations. Doug Braid motioned that we do not waive the lawyer fees. Court Carter, seconded, all approved, motion carried.

Kelli asked for a decision on the paint color for the Tri house (lot 546). Court Carter motioned that we sustain the ACC denial for paint color at the 8/14/07 SFHA board meeting because the color is still too bright. Karie Hoskins, seconded, all approved, motion carried.

Kelli is still working on collecting the remaining \$5,700 in outstanding 2007 assessments.

New Business:

None.

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Adjournment:

The meeting was adjourned at 8:42 PM.

Approved by: _____ **Date:** _____