

**The Silver Firs Homeowners Association**  
**Board of Directors Meeting**  
**Date 10/13/09**

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

**Also Present:** Kelli Smith, CDC Management Representative  
Robyn Mixer  
Darwin Schweitzer, Homeowner  
Kari Schweitzer, Homeowner

**Call To Order:**

The Board meeting of the Silver Firs Homeowners Association was called to order at 7:28 PM.

**Approval of Minutes:**

A motion was made to approve the 9/8/09 monthly meeting minutes. Court Carter motioned, Bob Agopsowicz seconded, all approved, motion carried.

**Homeowners Concerns and Questions:**

There was a question regarding a semi being parked on the street in Division 1. The board advised the homeowner to call the sheriff's office – especially since the semi has hazardous material stickers. Kelli also advised that once a case number is set up – to keep using that number in follow up.

Darrin asked about getting paint for one of the development signs. Doug will arrange getting him the paint. Court volunteered to paint some fence panels if the weather permits. Darwin also volunteered to paint panels/rails.

**ACC Report:** Report by Court Carter

Lot 156 – Request to replace the roof with a 30-year composition roof in Quarry Grey. Court Carter motioned to approve the request, Bob Agopsowicz seconded the motion, all approved, motion carried.

Lot 227 - Request to replace the garage door with a white, ranch style door. The homeowner also requested permission to have PSE install a natural gas line to the home. Court Carter motioned to approve both requests, Bob Agopsowicz seconded the motion, all approved, motion carried.

**Fine hearings:**

None

**CC&Rs:** by Bob Agopsowicz

Lot 267 – The debris in the yard has been cleared.

**Financials:** by Court Carter

The Association has \$43,813.63 in assets. There is still \$15, 299.13 in receivables. As of 9/30/09 – the Association is \$17,500 under budget.

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A homeowner asked what happens if the Association is unable to collect on the assessments due to foreclosure. Kelli answered that they would be written off to bad debt.

Further discussion of the financial situation of the Association and the Board's inability to raise dues more than 5% a year and that most comparable associations are at \$300/year.

**Landscape:** by Bob Agopsowicz  
All tree issues are taken care of at this time.

Prior to the meeting a homeowner expressed concern about a fort that had been constructed behind Lot 470. Karie & Doug will take a look.

**Newsletter / Website Report:** Report by Bob Agopsowicz  
The newsletter just went out. The website is up to date.

**Property Management Report:** Report by Kelli Smith  
Still working on delinquencies, there is \$14,900 outstanding. All unpaid accounts are at the attorney's office for collections.

**Adjournment:** The meeting was adjourned at 7:55 PM.

Attest:  \_\_\_\_\_ Date: 11/10/09