

The Silver Firs Homeowners Association
Board of Directors Meeting
Date 11/10/09

Directors Present: Doug Braid, President
Karie Hoskins, Secretary
Bob Agopsowicz, Board Member
Brian Jorgenson, 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 7:23 PM.

Approval of Minutes:

A motion was made to approve the 10/13/09 monthly meeting minutes. Bob Agopsowicz motioned, Doug Braid seconded, all approved, motion carried.

Homeowners Concerns and Questions:

Bob mentioned putting specific information regarding annual dues, dates and the collection policy on the SFHOA website.

A homeowner asked if the annual dues would be going up by 5% this year and Bob confirmed that the dues for 2010 would be \$122.

There was discussion regarding a situation of late payment of dues and legal fees. Doug let the homeowners know that the board would have an executive session after the meeting & would send a letter to the homeowner to let them know the board's position on the matter. Kelli let them know the letter would be created on Thursday, November 12.

ACC Report: Report by Doug Braid

Lot 696 – Homeowner requested permission to replace the roof with a 30-year composition roof (grey). Doug Braid motioned to approve the request, Karie Hoskins seconded the motion, all approved, motion carried. The homeowner also requested permission to replace the windows with triple pane windows. Doug Braid motioned to approve the request, Bob Agopsowicz seconded the motion, all approved, motion carried.

Fine hearings:

None

CC&Rs: by Bob Agopsowicz

None

Financials:

No report at this time

Landscape: by Doug Braid

Doug has 13 cans of fence paint and is working with Darrin on arranging painting. The paint will also be used to cover graffiti.

Newsletter / Website Report: Report by Bob Agopsowicz

No updates

Property Management Report: Report by Kelli Smith

None

New Business:

The Silver Firs Homeowners Association
Board of Directors Meeting
Date 11/10/09

Kelli has received (2) requests from homeowners to remove trees that are on HOA property. A certified arborist checked the trees on one lot, and the trees are healthy.

The second homeowner has had trees fall on the house/deck twice, and is asking for other greenbelt trees to be taken down that appear to be a threat. Kelli will have Tom check the trees in question & will have him write up a report on the trees.

Kelli is also checking with the attorney regarding the liability of the association regarding healthy trees. The board discussed the matter and decided that should a homeowner express concern about a tree, Tom will be sent out to examine it. If he determines that the tree IS healthy AND may hit the house (not a fence or shed, etc. but the home itself), Tom will write up a report on that tree. Issues will be taken care of on a case by case basis.

Adjournment: The meeting was adjourned at 8:18 PM.

Approved by: _____

Date: _____