

Silver Firs 1

MINUTES OF THE ANNUAL MEETING

Silver Firs 1 Homeowners Association

Tuesday October 10, 2017

Board President, Butch Hamilton called the meeting to order at 7:00pm.

Board Members Present:

- Butch Hamilton, President
- Michael Christensen, Vice President
- Sherry Durham, Member-at-Large
- Joshua Jones, Treasurer
- Sara Schell, Secretary

Port Gardner Management Representative Present: Tom Gish

Community Members present:

- Anderton
- Barajas
- Brown, J.
- Chin
- Ellingsen
- Hancock, D.
- Howard
- Mixer
- Semler

The Board introduced themselves.

Minutes of last year's Annual Meeting were reviewed. Sherry Durham moved approval; minutes approved 5/0.

2018 Budget Ratification:

- Tom Gish spoke to the budget. An increase in dues of 5% (\$8.50), as allowed by the CC&Rs, has been put into the budget for 2018. The majority of that increase will be going to our reserve fund as our reserve fund is underfunded.
- Tom mentioned the newsletter line item that is new this year. Last year's budget didn't have a dollar amount in postage and printing in error, so this year the budget reflects an appropriate estimate in postage and printing. We changed auditors, saving money in that category. We continue to work on hazard tree removal, this will pretty much be ongoing. We are looking to make the playgrounds look a bit better; and add gravel and woodchips to areas that need it, getting these items free when we can. We have instituted increased off-duty officer patrols of SF to try and help with criminal activity, parking issues, and miscellaneous needs as identified by the patrols.
- There were no questions on the 2018 budget by owners present. Budget is considered ratified for the year 2018.

2017 Budget Review:

- Tom spoke to how the 2017 budget is looking. We are tracking well to budget. The reserve account was funded earlier this year. There are 30 delinquencies (5% of ownership) that we are working on, including going to small claims court on those owners who have not responded with a request for payment plan. We have several owners that are thousands of dollars in arrears due to non-payment of dues and late fees. Liens have been filed where appropriate.

Homeowner Forum:

- An owner reported that there is a woodpile on common area, and there are fence poles that are over 6'. Butch will investigate the woodpile and owner will email Tom regarding address of fence poles.
- An owner inquired if additional ground needs to be paved in order to be considered a driveway. Also reported speeding on Silver Firs Drive. We would need 60% of Silver Firs Drive owners in order to petition for a speed study to be done.
- An owner requested to add the off-duty officer patrol reports onto the website.
- An owner reminded that anything you put in the garbage disposal can actually go into your green yardwaste container.

Adjournment: The Silver Firs 1 Annual meeting was adjourned at 7:30pm.

Next Meeting: November 14, 2017, at Gateway Middle School, in the library, at 7:00pm.