

Silver Firs I

MINUTES OF THE ANNUAL MEETING

Silver Firs 1 Homeowners Association

Tuesday, November 12, 2019

Board President, Butch Hamilton called the meeting to order at 7:02pm.

Board Members Present:

- Butch Hamilton, President
- Michael Christensen, Vice-President
- Tonya Pitts, Secretary
- Sherry Durham, Member-at-Large

Port Gardner Management Representative Present: Tom Gish

Community Members Present:

- Goralrick
- Sorenson
- Johnson
- Lagasse
- Hancock
- Schell
- Hartshorn
- Eisen
- Kremain
- Hamilton
- Kilmer
- Parkington
- Davis
- 7 Proxies

The board introduced themselves and opened up the floor to community members concerns.

Homeowner Question & Answer:

- Owner question regarding corner lot fence line. Tom clarified regulations between Silver Firs I and II, and that in Silver Firs I it is owner's responsibility to maintain fence all along the

property abutting Silver Firs Drive. Homeowner said he has replaced part of the fence, but that the front he needs help with. Butch to arrange with homeowner to get him help.

- Owner question regarding tree budget line item and what it covers. Butch talked through cleaning up trails, power lines and sick trees.
- Owner question regarding what % of Silver Firs I homes are renters in houses owned by conglomerates and the lack of upkeep on those properties. Discussed options for contacting occupants and the companies that own the houses.
- Owner question about sidewalks and who owns/maintains them due to a large uneven area in the neighborhood. County is responsible. Sherry advised that the county has a website and phone number for reporting issues. Tom advised if homeowner sends the details of location to him, Port Gardner will contact county to have it taken care of.
- Discussed recent sign replacement.
- Owner discussion re: ongoing problem with house/greenhouse and fence line of her neighbor. Board aware of the property, continuing to fine/report and have attorneys working on the issue.
- Owner thanked board for their hard work and specifically for the upkeep of the trails and sprucing up of the neighborhood entrance areas. Homeowner discussion re: the visual appeal being noticeable and appreciated.

Proof of Notice of Meeting

Approval of 2018 Annual Meeting Minutes: Sherry Durham moved for approval. Vote unanimous. Approved.

2018 Financial Review:

- Tom Gish reviewed current status of 2018 budget. Tracking well to budget.

2019 Budget Review and Ratification:

- Tom Gish spoke to the budget. An increase in dues of 5% as allowed by the CC&Rs has been added to the 2020 budget. New per unit cost \$199.50. Reserve fund continues to be underfunded.
- Tom noted key areas of management fee, maintenance and tree removal as the largest budget items. Discussed how tree removal/costs work. The volunteer work done by Michael.
- Discussion on building the reserve to be able to replace and repair mailboxes, sports courts, trails etc. without needing owners to chip in.
- Question about a reserve study being done this year. If there was a cap on the reserve. Tom discussed that we'd want the reserve study done for 2021 budget year. Would require larger quorum to vote for fully funding the reserve. – Board voted for reserve study June 2020.

- Question regarding what exactly Port Gardner/Tom does for their fee. Tom detailed list of setting up audits, tax returns (by CPA), sending letters, collecting dues, providing financials, maintaining regular site inspections, maintaining website, handling complaints, site inspection letters.
- Question regarding budget period. Budget runs Jan – Dec. Line items are yearly, generally broken down monthly, but some specific things hit harder certain times of the year. Tree removal higher during windy winter months.
- No additional homeowner questions regarding the 2020 budget. Motion to approve budget, vote passed unanimously. Budget is considered ratified for the 2020 year.

Election or Appointment of Board Members:

- Michelle Eisen nominated for board position. Board approved and appointed as Secretary. Tonya Pitts moved to Treasurer. All other board positions remain the same.

Other Business:

- Discussion about patrols. Community members informed that due to complaints about cost, the patrols were stopped. Board expects that will be requested again by community as the holiday season is upon us and lots of thefts this time of year. Heard from Officer Sorenson (community member and Sno. Co. Sheriff) that there are 265,000 people covered by 5-10 sheriffs on duty all day.
- Owner suggestion to switch over to notifying owners of meetings etc. via text. Discussed the difficulty in procuring owners phone numbers/e-mail addresses, and that would need a volunteer/team to spearhead the effort to collect that data before HOA could switch to text messaging.
- Tony Parkington requested gravel for the walking trail near his house and volunteered to spread it himself. Will contact Butch to do so in the spring. Provided his number to contact on the sign in sheet.
- May and July meeting minutes being recreated.
- Work ongoing on mailboxes getting changed over. Happening case-by-case and majority rules on the owners wanting to chip in to have their boxes replaced.
- Eagle Scout project confirmed will be building two benches and repairing a bridge along Silver Firs Drive near the elementary school.
- Owner question regarding rules differences between Division 5 and Division 1. Advised no real difference and our attorneys have handled that issue.

Adjournment: The Silver Firs I Annual Meeting adjourned at 7:49pm

Next Meeting: January 14, 2020 Gateway Middle School Library, 15404 Silver Firs Drive, Everett, WA 98208 at 7:00pm