

Silver Firs 1

MINUTES OF THE BOARD OF DIRECTORS MEETING

Silver Firs 1 Homeowners Association

Tuesday, February 13, 2018

Board Vice President, Michael Christensen called the meeting to order at 7:04pm.

Board Members Present:

- Michael Christensen, Vice President
- Sherry Durham, Member at Large
- Sara Schell, Secretary

Port Gardner Management Representative Present: Tom Gish

Two community members were present.

Homeowner Forum:

- General questions from the community about front yard upkeep in their neighborhoods; miscellaneous debris that should not be stored in front of homes. For those homes that have cable junction boxes on their property, a reminder to keep a 2 foot clearance around the boxes should the cable company need access to them.

Old Business:

- Security Patrols – Security patrols by off-duty officers are ongoing. Reports are submitted to the board. There was discussion around whether security patrols are cost effective. Patrols have to be at the right place at the right time to actually see/catch any criminal activity.
- Playgrounds/Trails: Wood chips have been put down at a couple playgrounds, and gravel has been added to some trails. The Board thanks VP Michael for donating many hours of his time to do this, saving the HOA money.
- Mailbox vandalism – Vandalism of mailboxes has slowed; management company working on collecting the remaining thousands of dollars owed by owners who needed replacement mailbox clusters.
- Newsletter: Scheduled to be mailed out week of 2/19. Hold on including info about special assessment and Division 1 Rules update.

New Business:

- Approve minutes from January 9, 2018 meeting: The minutes were approved 3/0.
- Rule Compliance/Violations/Site Inspection report: Every month Port Gardner runs a report of previous month's violations. Board President Butch reviews the list and makes face-to-face contact with the owners to discuss any barriers to compliance, be it for landscaping issues, monies owed to the HOA, fixing/moving inoperable vehicles. That process is working well. Owners that are not responding will begin the fine process after receiving 2 or more letters.
- Financials Reviewed: The board reviewed the financials for January 2018. The HOA has collected 2018 dues from approximately 600 of 723 homes. We are under budget in administrative expenses; we are over budget on landscaping due to several trees that the arborist red-flagged to come down.
- Reserve Fund contribution for 2018: the 2018 reserve fund contribution, as detailed in the 2016 reserve study, will be done in late February 2018, as the HOA has received and deposited the majority of annual dues.
- Division 1, Rule enforcement: Within Silver Firs 1, divisions 2-5 have very similar CC&R rules, however division 1 is significantly different. Board is reviewing options to move Division 1 to the same CC&Rs as the other divisions, which will aid in across-the-board rule enforcement and uniformity. Currently awaiting a legal review on the process, anticipate a March reply from attorney.
- Hazard Tree work – Hazard tree work continues. Board VP Michael meets with our Arborist on a regular basis to assess trees throughout Silver Firs, and has been instrumental in assisting with small tree work and removal as recommended by the Arborist, keeping our landscaping costs down. Several trees were found that needed immediate removal per the Arborist, and several of the trails needed cleanup work.
- Puget Park Drive stump removal: Board had general discussion around the many tree stumps along Puget Park Drive between the sidewalk and the road, and whether removing/grinding the stumps will beautify the area.

Action Items:

- See New Business

Adjournment: Board meeting was adjourned at 7:45pm.

Next Meeting: March 13, 2018, at Gateway Middle School, in the library.