

Silver Firs 1

MINUTES OF THE BOARD OF DIRECTORS MEETING

Silver Firs 1 Homeowners Association

Tuesday August 8, 2017

Board President, Sherry Durham called the meeting to order at 7:03pm.

Board Members Present:

- Sherry Durham, President
- Josh Jones, Treasurer
- Butch Hamilton, Member-at-Large

Port Gardner Management Representative Present: Tom Gish

Community Members present: There were 3 homeowners present.

Homeowner Forum:

- Sherry reported that there are parking issues in her cul-de-sac. Board will ask the private security patrol to monitor cul-de-sac for parking violations during their patrols.

Old Business:

- Fence staining – Puget Park Drive – staining has started and is substantially completed. There are a few sections recently stained by owners that management would like to notify prior to completing those sections.
- Puget Park Drive blackberry bush removal – blackberry bush containment is being done every other month.
- Security Patrols – we have off duty sheriff officers that do patrolling twice a month in July and August. Board has requested that the officers actually issue citations as necessary.
- The basketball court has been washed and a new backboard is on order.

New Business:

- Sherry Durham, president, announced that she would like to step down as president and become member-at-large. Butch Hamilton agreed to become president and all other officer positions remained the same. Board members present agreed to the switch in officer positions.

- Approve minutes from July meeting: The minutes were approved, 3/0.
- There were two Architectural requests for house painting that were approved. Tom to notify the owners of approval.
- Rule Compliance/Violations/Site Inspection report: Port Gardner representative did a drive through today, 8/8. He will follow up with violation warnings and fine letters if applicable. There are many areas of improvement in owner landscaping due to the nice weather. Butch will work with Tom on obtaining letter reports and will assist with follow up violation visits with the goal of getting compliance from those owners that simply do not respond to correspondence and seem to be motivated only when fined.
- Financials Reviewed: The board reviewed the financials. The delinquency report was reviewed as well and we are down to 35 owners that are delinquent at this time. Those that have not paid are being charged late fees monthly and many have been lienied for non-payment or failure to make acceptable payment arrangements. The board is considering small claims court judgments for those owners that owe over two years of homeowner dues (including late fees and fines). If you are delinquent and wish to make a payment arrangement, please contact Tom Gish Jr at Port Gardner, by email at tgish@portgardnermgmt.com or by phone at 425-339-1160 x 223.
- Landscape: The board has noticed an uptick in weeds throughout our landscape; will discuss better weed control with our landscaper. Landscaper also needs to better maintain our gravel paths.
- Hazard Tree work – Hazard tree work continues in the greenbelt areas and we have an arborist that assists with identifying hazard trees and a volunteer board member – Mike Christensen – that assists with small tree removal. Board thanks VP Mike Christensen for handling smaller tree work in an effort to keep costs down.
- Next Newsletter: The board and management are working on the August newsletter with the goal of having it being mailed out in mid-August.

Action Items:

- See New Business

Adjournment

- Meeting was adjourned at 7:45pm.

Next Meeting: September 12 at Gateway Middle School, in the library, at 7:00pm.