

Silver Firs I

MINUTES OF THE MEETING

Silver Firs 1 Homeowners Association

November 11th, 2022

Board President, Butch Hamilton called the meeting to order at 6:31pm.

Board Members Present:

- Butch Hamilton, President
- Michael Christensen, Vice President
- Michelle Eisen, Secretary
- Joel Walker, Member-at-large
- Sherry Durham, Member-at-large

Port Gardner Management Representative Present: Tom Gish

Community Members Present:

- Jo Anthony
- Debbie and Randy Jackson
- Luis Monge
- Shreyans Jain
- Judy Anderton
- Kyle Phil
- Jerry Davis
- Rod Jones
- Edee Feild
- Olivia and Daniel Lawski
- Jim Campbell
- John Veentjer
- Lisa Olver
- Doug Braid
- Nathan Thomas
- Kathy Gjerde
- Darwin Schweitzer
- Jordan Tisdale
- Jim Caldwell
- Flip Van den Bosch
- Shirley Lagasse
- Kristen and Brian Richardson

Community Members represented by Proxy:

- Amanda L Hoover
- Jason and Karie Hoskins
- Hiromachi and Aki Yokoo

- Nancy Carmen
- Michael and Paula Brumley
- Donald Westberg
- Hasna Homsy
- Stephen Banta
- Wil Tuckett
- Jon and Kirsten Greninger
- Robert Agopsowicz

Proof of Notice of Meeting: Notice was sent via mail and also email to all homeowners.

Approval of annual meeting minutes: These were approved.

Homeowner Question & Answer:

- Homeowner was concerned about new mailbox, plans to take it to small claims court.
- Homeowner had concern about ACC request to re-do front lawn. Stated plans to include grass and gained approval.
- Homeowner was caught off guard about a parking issue on gravel. There is a rule against parking on loose gravel. Board will review his request.
- Homeowner had concern that there are too many fines being handed out. Board has noted his concern.
- Homeowner had concern about signs at the front of the trails. Reported they are fading and being ripped out. HOA is looking at replacing them with harder to take out signs.
- Homeowner had concern that gate in division 5 to power line trail is not ADA compliant. Response was that it does not require ADA compliance.
- Homeowner wanted to relate that our dues are very affordable and that the mailbox replacement was necessary.

Announcements: New Washington state law has allowed for HOAs to fully fund reserve funds so that we are prepared for upcoming expenses such as playgrounds, mailboxes, grounds maintenance, etc. Board requested and had a reserve study performed showing we are slightly underfunded. Thus, dues are being increased more than the originally allowed 5%.

Budget and Financial Review: Tom reviewed annual financial information. Only a few households have not paid dues. Overall, tracking well to budget for the year. Reviewed budget for 2023, increases in income from dues, administrative fees, and repair and maintenance. Financial details are always available upon request.

- Homeowner had concern that the due increase is more than 5%. Answer: the state law has changed and that supersedes our CC&Rs. The recent law change indicates that HOAs are no longer bound to due limits subject to the proper ratification process. RCW 64.90.080 is the RCW cited by our HOA attorney.
- Homeowner has submitted concern that dues increase is in violation of CC&Rs to the State Attorney General.
- Homeowner had concerns about \$42,000 for ground maintenance. Asked what areas were covered by that and offered to help solicit bids for a cheaper contract.

- Homeowner had concern about property management fee. Board has met with other management companies and all were quite a lot more than Tom. Board is happy with Port Gardner Management, they are local and Tom works hard for our community.
- Homeowner had question about how we collect unpaid dues. Answer - eventually home can be sent to foreclosure.
- Homeowner had question about what number we are looking for for the reserve fund. Board is looking at that and reviewing the recent reserve study.

Budget was ratified by board as a voting majority of homeowners were not present.

Board Member elections: Due to no quorum, elections were not held. If you are interested in becoming a board member please message Tom.

Old Business:

- New Playground is completed!

Next Meeting: February 14th, 2023. Location TBD, possibly on Zoom again.

Adjourn - 7:54 PM

Board-only Portion of Meeting:

- Reviewed gravel driveway concerns.