

## Silver Firs I

### MINUTES OF THE MEETING

Silver Firs 1 Homeowners Association

November 11th, 2023

**Tom Gish from Port Gardner Management called meeting to order at 7:03PM for Introductions.**

#### **Board Members Present:**

- Michael Christensen, President (via video)
- Sherry Durham, Vice President
- Michelle Eisen, Secretary
- Joel Walker, Member-at-large

**Port Gardner Management Representative Present:** Tom Gish

#### **Community Members Present:**

- Marlene Johnson
- Diana Standridge
- Colby Hillson
- Randy Jackson
- Mary Sutherlin
- Nathan Thomas
- Bill Sutherlin
- Jeff Hillis
- Pat Semler
- Jayne Schaubhut
- Mike Kilmer
- Dave Blackurn

By Proxy

- Mike Syravong
- John E Veentjer
- Candace Gjertsen
- WM Tuckett

**2023 Financial Review and 2024 Budget Review & Ratification:** Tom Gish reviewed suggested budget with community members. Budget is available on website or upon request.

- Reserve study was reviewed, current projection is 68.7% fully funded reserves.
- Current budget places a bit less than the reserve study expected.
- The Profit and Loss statement was reviewed.
- Mid year change of landscaping vendor is driving the discrepancy in landscaping expenses.
- 2024 board approved budget highlights:
  - No due increases, so no large change in income.
  - Administrative expenses are increasing due to postage, copying, and insurance.
    - No increase in management fee this year.
  - Significant increase in ground maintenance fee due to new vendor.

- *Questions:*
  - What was deficient about previous landscaping company? Quality was significantly decreasing.
  - What is the security budget item and do we need it? Previously we hired sheriff deputies off-duty to patrol on occasion. We do not foresee needing to use this money, and it will roll into reserves if we do not use it, however it is a good to have the money set aside in case it is needed.
  - There seem to have been a lot of tree removals recently. Are the trees really dying? Will we see less tree removal in the future? Trees are rotting from the inside due to the recent drought years which we have been taking down more proactively so that the trees do not come down in an uncontrolled manner. We verify the tree is hazardous with an Arborist. Tree budget is reduced for next year due to expected reduction in need.
  - Concern regarding the postage being high due to sending out too many violation notices. Previous Board President requested many violation notices. Current board is looking at wording and other items
  - What is leading to the increase in office supplies? We are looking into why the number increased so much.
  - Why did the management company increase in budget so much from 2022 to 2023? We looked into other management companies and Port Gardner was significantly less expensive. Silver Firs I was demanding a significant amount of Port Gardner's time.
  - Can you review the purpose of the mailbox reserve? About 5 years ago there was a rash of mailbox theft. At the time the HOA reserves were very low, so when the HOA replaced the mailboxes the owners were charged. We are now substantially finished with replacing the mailboxes and want to have the funds to replace mailboxes as they are needed out of HOA budget rather than charging the owners.
  - Is the electricity for the sign out by Puget Park? It is for the lights on most of the monuments,

**Budget is unanimously ratified via voice vote.**

**Election of Board Members:** Quorum is not present so election of board members is done by appointment by current board.

- Please email Tom Gish if you are interested in joining the board.

**Proof of Notice of Meeting:** Notice received by mail by constituents prior to 14 day meeting notice requirement.

**Approval of previous Annual Meeting Minutes (November 2022):** These were approved by voice vote.

**Homeowner Question & Answer:**

- Monument Lighting - Glenview monument appears to not be illuminated. Can we have this one looked at? Tom will look into it.
- Homeowner has concern about neighbor. We ask you to email Tom if there is a violation so that he can track it and send violation notices and/or fines.
- Concern regarding sending too many violation notices. Board would like to review language on letters, signs, etc to more align with current board's view on community engagement and language.
- Concern regarding attorney fees. Tom to work with the homeowner.
- Can we park on the side of the house if we pave? Yes.
- Why do we have zoom and in person meetings? They reach different community populations.

**New Business:**

- No current large projects.

**Next Meeting: Feb 13th 2024, Location TBD.**

**Adjourn - 8:16 PM**

**Board only portion of meeting:**

- Sherry Durham resigned from board as of 11/14/23.
- Mike Kilmer was appointed to the Board by unanimous vote of the Board members.
- Board voted on positions and they are now as follows:
  - Mike Christensen - President
  - Joel Walker - Vice-President
  - Michelle Eisen - Secretary and Treasurer
  - Mike Kilmer - Member-at-large
- ACC membership will be reviewed at next board only meeting.