

Silver Firs I

MINUTES OF THE ANNUAL MEETING

Silver Firs 1 Homeowners Association

Tuesday, November 13, 2018

Board President, Butch Hamilton called the meeting to order at 7:00pm.

Board Members Present:

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

Port Gardner Management Representative Present: Tom Gish

Community Members Present:

- Pitts
- Fischer
- Duncan
- Lagasse
- Ellingsen
- Semler
- Johnson
- Veentjer
- Kilmer
- Schaubhut
- Howard
- Olver
- 7 Proxies

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

Homeowner Question & Answer:

- Owner question regarding proxy paperwork and how that works at meetings. Tom explained quorum and that without 10% of homeowners present or providing a proxy, the board simply makes appointments.

- Owner expressed concern regarding fireworks. Board advised that fireworks are not within the HOA's ability to address. Referred homeowner to Snohomish County Council.
- Owner requested information about progress of speed bumps along Silver Firs Drive. Board advised 60% of owners along the road need to approve before county will do survey. Asked for volunteer to canvas neighbors to move the process along. No volunteers.
- Owner question regarding police patrol logs. Question re: any arrests. Board advised that there have not been arrests, but police are stopping any suspicious persons and notifying homeowners when garage doors are open. Owner discussion re: neighborhood patrol groups. Board would love volunteers to put together community patrols, no volunteers.
- Owner question regarding ongoing issue with neighbor not painting house or mowing lawn. Board is aware of the issue. Advised that has been referred to attorney. No additional information can be provided at this time.
- Owner question regarding the proposal to bring Silver Firs 1, division 1 into the same CC&Rs. Board advised the proposal is dead and have referred the issue to attorneys. Board will notify community if there are any updates.
- 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 2017 Annual Meeting Minutes: Sherry Durham moved for approval. Vote 3-0, minutes 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% (\$9 per unit) as allowed by the CC&Rs has been added to the 2019 budget. Reserve fund continues to be underfunded.
- Tom noted an increase in the Hazard Tree Removal budget line item from \$12,000 to \$20,000 for 2019. Noted that we are over budget in this area for 2018. Michael continues to work on keeping costs down in this area. Utilizing the removed trees by chipping them to use in common play areas and along trails.
- Owner commented on the need for the increase re: tree removal.
- Owner question regarding Legal line item. Tom noted this line item remains unchanged in amount from 2018. Used for issues with homeowners not complying with CC&Rs.
- No additional homeowner questions regarding the 2019 budget. Budget is considered ratified for the 2019 year.

Election or Appointment of Board Members:

- Board informed owners that two board members have resigned effective the end of term. Indicated responsibilities of board positions open and asked if anyone was interested. Tom informed of interest from Tonya Pitts. Advised any other interested parties to let the board know.

Other Business:

- Sherry Durham suggested trail signs at walking signs. Board will look into it. Suggestion to have a trail map posted on the website as well.
- Butch reminded members of ACC form, where to find it, when it needs to be turned in and what the process is for approval.
- Owner question regarding painting a bench.

Adjournment: The Silver Firs I Annual Meeting adjourned at 7:40pm

Next Meeting: January 8, 2019 Gateway Middle School Library, 15404 Silver Firs Drive, Everett, WA 98208 at 7:00pm