

## Silver Firs II Board Meeting Minutes

Date: September 22, 2025

Remote via Zoom, 6:30 PM

Port Gardner Management: Tom Gish, Jr.

### Quick recap

The community discussed the success of the fall garage sale and addressed concerns about tree growth and fencing projects at various locations. Parking and unauthorized use issues were raised regarding the new tennis and pickleball courts, with the community agreeing to monitor the situation before implementing changes. The meeting covered financial updates, including the annual maintenance report and budget planning, with a proposed modest dues increase to contribute to reserve accounts.

### Next steps

- [Tom to follow up on the cottonwood stumps at the corner of 54th and Puget Park to prevent regrowth.](#)
- [Tom to monitor parking issues around the pickleball courts and develop a solution plan after observing usage patterns for a few weeks.](#)
- [Tom to consider signage options for the cul-de-sac near the pickleball courts to address parking concerns.](#)
- [Tom to continue assessment of mailbox stations for replacement planning, with priority for damaged ones.](#)
- [Tom to complete the annual dam inspection and maintenance report in October.](#)
- [Board to finalize the 2026 budget with minor increase to \\$360.](#)
- [Tom to schedule the annual meeting date in October or November.](#)
- [Tom to coordinate mitigation tree planting in October.](#)

### Summary

#### Garage Sale and Park Updates

Tom discussed the fall garage sale, noting that it went well with good signage coordination and lower traffic compared to the spring sale. Michael raised a concern about 58 cottonwoods growing at the corner of 54th and Puget Park after previous trees were cut down, and Tom agreed to have them address the issue. The tennis court and pickleball court fencing project was reported as substantially complete, though there were concerns about parking issues in

the area, with Tom indicating they would monitor the situation for a few weeks before determining next steps.

### Pickleball Court Access Management

The community discussed issues with unauthorized use of the pickleball courts and parking concerns. Tom explained that while signage and a lock system were being considered, managing unauthorized access would be challenging due to the large community size. The group agreed to monitor the situation for a few weeks before implementing drastic changes, such as graveling areas for parking. Leisa suggested adding more courts elsewhere to distribute usage, but Tom noted the high cost and potential for misuse. Overall, the community was positive about the new courts, and Tom emphasized the need to balance access with management of the space.

### Mailbox Replacement Plan Update

Tom discussed the condition and replacement of mailbox stations in the community, noting that about half have been replaced with wood-style and locking-style mailboxes. He mentioned that the wood-style mailboxes are nearing the end of their useful life and will be replaced in 2027, with 40 to 50 units expected to be replaced. Tom also explained the process of replacing a mailbox, including the involvement of the postal carrier and potential delays in mail delivery. He noted that the cost of replacing a mailbox is approximately \$2,500, including labor and materials.

### Tree Maintenance and Dam Care

Tom explained the association's policy on tree maintenance, noting that hazard trees are assessed by an arborist, while owners can prune brush and small trees up to 3-5 feet from their fences. He clarified that the association does not budget for pruning trees behind owners' fences, but owners can request assistance if they suspect illegal tree cutting by neighbors. Tom also discussed the maintenance of an earthen dam and spillway in the Silver First 2 area, which requires regular clearing and cleaning of culverts and riprap.

### Annual Maintenance and Budget Planning

Tom discussed the annual maintenance report due in October and addressed parking concerns near the tennis and pickleball courts. He outlined plans for the 2026 budget and annual meeting, tentatively scheduled for October or November. Tom explained the current reserve accounts and proposed a modest dues increase to contribute money to reserves.

## August Financial Performance Review

Tom presented the August financial statements, noting that the operating account was lower than expected due to advance payments for sport court work. He reported total income year-to-date at \$312,304, slightly under the \$333,000 budget, with dues income close to target but interest income lower than projected. Administrative expenses were tracking slightly over budget, mainly due to increased costs for printing and copies, while repair and maintenance expenses were on target. Tom mentioned that a lump sum payment for income taxes had been made, and he expected tree installations to be completed in October.

## Association Budget and Dues Review

Tom presented the draft budget, highlighting key expenses including security patrol, fence padding, and irrigation. He noted that while the association is well-funded, they are proposing a minor increase in dues to account for rising costs. Tom also discussed delinquency rates, which are relatively low with only 4 owners owing over \$1,000. The board will review the budget, and Tom mentioned there is at least one upcoming vacancy on the board.

Minutes submitted by Tom Gish, Jr. Community Manager