

Silver Firs II March 23, 2026 Meeting Minutes

Quick recap

The Silver Firs HOA board meeting covered several key topics including tree maintenance, pickleball court updates, financials, and board member appointments. Tom Gish provided updates on hazard tree removal procedures and recent improvements to the pickleball courts, including new screening trees and locked gates to restrict non-resident use. The financial review showed healthy reserves of \$478,000 with \$703,991 total, and administrative expenses tracking close to budget. The board discussed potential new members Mike Nelson and Tony McKay, ultimately appointing Mike to fill an open position after determining that current board members Lori and Ian were not actively participating. The conversation ended with a brief executive session to finalize board appointments.

Next steps

- Tom: Contact Lori and Ian to determine if either is willing to resign from the board.
- Tom: Notify Mike Nelson of his appointment to the board.
- Tom: Send out an email blast (before May, likely in April/early May) reminding homeowners to clean up and maintain their yards for spring.
- Tom: Work on obtaining keys for the new pickleball court gates and prepare an email blast to inform residents about key access once keys are available.
- Tom: Consider appointing one of the interested candidates (Tony or Michael) to the Rules Committee if a board position does not become available.
- Tom: Continue researching the cost and feasibility of adding fabric/fencing around the pickleball courts for noise mitigation.
- ACC Committee (Leisa/Mike): Send an email blast in May (or earlier if Tom sends it first) reminding homeowners of spring cleanup expectations, if Tom's blast has not yet gone out.

Summary

Hazard Tree and Pickleball Updates

The board meeting began with introductions and a brief discussion about homeowner questions, though none were raised during this session. Tom explained the hazard tree management process, noting that the community has an arborist who addresses safety concerns on a periodic basis, with tree debris typically left in place as native growth. The meeting then moved to discuss the recently converted pickleball courts, which opened in September/October and have seen significant use since then, though winter usage decreased. The discussion about pickleball courts was cut off at the end of the transcript.

Pickleball Court Improvements and Updates

Tom discussed recent improvements to the pickleball courts to address noise complaints, including planting cedar screening trees and installing new locked gates to restrict access to residents from specific neighborhoods. He also mentioned considering additional fabric covering for the court fencing and potential additional parking signs. Tom reminded the community about upcoming garage sales on May 16th and September 19th, affecting approximately 1,500 homes, and mentioned that playground equipment cleaning and maintenance would be scheduled for April or May.

Community Financial Status Review

Tom reviewed the financial status of the community, reporting \$703,991 in total reserves as of February 28th, with \$478,000 in reserve accounts. The community is tracking well on income collection, having received \$271,000 of the anticipated \$329,000 for the year, while administrative expenses are under budget. The community is also performing well on maintenance and utility costs, coming in \$3,000 under budget for water, sewer, and electrical bills year-to-date. Leisa mentioned the ACC committee's plan to send an email blast in May encouraging residents to clean up after winter.

Spring Maintenance and Property Guidelines

Tom discussed plans to send out spring maintenance reminders before May, emphasizing the importance of proper landscaping and warning that failure to maintain properties will result in letters and potential fines. He also explained the process for exterior improvements like roofing and painting, requiring detailed plans to be submitted at least a week in advance for ACC committee review. When Melliza asked about fence repairs between properties, Tom clarified that the HOA typically doesn't own fences between homes and explained that property owners

are responsible for coordinating and paying for fence repairs with their neighbors, though he offered to assist if they reach an impasse.

Fence Approval and Regulations

Tom advised that fences require approval from the Architecture Committee, particularly for non-standard styles, heights, or materials. He clarified that while property owners are responsible for verifying proper fence location, shared fences typically fall under joint responsibility for maintenance, though moving a fence slightly onto one's own property can avoid such shared responsibility. Tom also confirmed that while 6-foot fences are standard and permitted, heights up to 8 feet may require ACC approval on a case-by-case basis.

Fence Regulations and Board Appointments

The meeting primarily focused on fence height regulations and potential board member appointments. Tom clarified that lattice structures on top of fences could affect overall height and mentioned that the ACC sometimes seeks permission from adjacent property owners for taller fences. Following the main meeting, Tom, Brian, and Leah discussed potential board positions with interested candidates Michael and Tony. Tom explained that while there are currently four board members with five positions available, they are waiting to see if any existing board members will resign before making new appointments. If no resignations occur, Tom indicated he would consider adding Michael or Tony to the Rules Committee as an alternative form of involvement.

Membership and Meeting Procedures

The group appointed Mike Nelson to a position and discussed reaching out to Ian and Lori to gauge their interest in remaining active members. They debated whether to contact these individuals, with Tom expressing uncertainty about how to approach the conversation. The conversation ended with a discussion about new state laws requiring open meetings and proper notification procedures, though Tom indicated they would not immediately implement expensive mailing requirements for routine meetings.