
Silver Firs II Homeowner's Association

Annual Homeowner's Meeting
Gateway Middle School
7:00 p.m.
October 22, 2007

Agenda

- Introductions
 - Proof of Notice of Meeting
 - Announcements
 - Announcement of Quorum (40% of members entitled to vote)
 - Report of Committees
 - Budget Confirmation
 - Election of Board of Directors (if quorum is present)
 - Question and Answer Period
 - Adjournment
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Introductions – Board Members

- President – Twila Schamer
 - Vice President – Roger Grayson
 - Secretary – Erin Thomsen, Open Position
 - Member at Large – Tom Hobbs
 - Member at Large – Leonard Ross, Open Position

 - **Special Guests**
 - Lt. Doug Jeske – South Precinct Snohomish County Sheriff
 - Stephan Fjelstad, Attorney at Law, Leahy P.S.
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Introductions - Committees

- **Communications Committee**
 - Peter Truss - Webmaster
 - Open Position
 - **Operations Committee**
 - Tom Hobbs
 - Open Position
 - **Landscape Committee**
 - Roger Grayson
 - Open Position
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Committees – Continued

- Rules Committee/ACC

- Jeff Rogers
- Leonard Ross
- Clelia Bock
- Loralyn Wilbur
- Robert Baah
- Kathy Thomas

- Finance Committee

- Lori Wise - Treasurer
 - Open Position
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Introductions - Volunteers

- Volunteer Coordinators
 - Open Position
 - Open Position
 - Special Projects
 - Kathy Thomas
 - Special Guests
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Proof of Notice of Meeting

1. Mailing of Annual Packet – September
 2. Posting of 9 Signs
 3. 2 E-mail Notices
 4. USPS delivery of Newsletter
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Announcements - President

- Current Conditions
 - Goals for 2007 Recap
 - Goals for 2008
 - Volunteers
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Current Conditions

- The Association is financially stable for now...
 - Tree removal
 - Reserve Contribution in 2006 and 2007 minimal at best
 - Minimal assessment increase allowed (5%)

 - Neighborhood improvements
 - Clear-cut Hemlock trees
 - Replanting NGPA
 - Playground Updates Needed

 - Outstanding Issues
 - Vandalism and thefts
 - Association Tree removal by school district
 - Previous homeowner lawsuit
 - Current homeowner lawsuit
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Goals for 2007 – How'd we do?

- Encourage Volunteerism
 - Improve Compliance with CC&Rs
 - Reduce Delinquent Accounts
 - Cut Administrative Costs
 - Increase Reserve Contribution
 - Maintain Assets & Improve Amenities
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Goals for 2008

- Improve Communications
 - Update Website
 - Implement Phone Message Distribution
 - Offer More Payment Options
 - Implement Neighborhood Security Services
 - Implement Welcome Committee
 - Upgrade Amenities
 - Entrance Signs
 - Playgrounds
 - Trails
 - Mailbox Hutches
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Volunteers Needed!

- Landscape Committee
 - Trail monitoring
 - Landscape requests
 - Work with Total Landscape
 - Tree replanting
 - Operations Committee
 - **Mailbox Hutch inspection (110 hutches)**
 - **Basketball Court inspection**
 - Nets or other maintenance needs
 - **Electrician to rewire/replace photo cells**
 - **Repair of mailbox hutches, fences, lights**
 - **Graffiti monitors**
 - **Painting/Staining**
 - **Detention Pond Fence monitoring/repair requests**
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Committee Reports

Communications Committee

Erin Thomsen – Board Secretary &
Communications Committee Chair

Communications

- **E-mail**
 - 600 of 880 homes elect e-mail updates
 - **Welcoming Committee**
 - **Website**
 - **Volunteer Registration**
 - **Quarterly Newsletter**
 - **Solicit homeowner feedback**
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Communications

- E-Mail
 - 600 out of 880 homes receiving e-mail updates from the association.
 - Website
 - 1st Quarterly Newsletter sent in July
 - Volunteer Registration
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Website

- www.silverfirs2.org
 - Official website
 - All Association information is available
 - Meeting Reports & Minutes
 - Financials
 - Rules & Regulations
 - Calendar of Events & Meetings
 - What's New
 - Classified Ads
 - New Lost and Found (On classified Ad page)
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Locking Type Mailbox Offer

- Exclusive discount available only to Silver Firs II residents is \$119 including shipping right to your doorstep. (\$46 savings off retail/shipping)



Rules / ACC Committee

Leonard Ross – Board Member-at-Large
Rules / ACC Committee Chair

The Purpose of Rules & Restrictions are to...

- preserve, protect, and enhance a community's property values and assets;
 - promote harmonious living; and
 - ensure that residents can use and enjoy the property
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Common Rules Violations

- ❑ **Architectural Complaints**
 - Paint Color Approvals
 - Paint Maintenance
 - Shed Approvals
 - Siding Approvals
 - Deck Approvals
 - Fence Approvals
 - ❑ **Landscape Complaints**
 - Yard Maintenance
 - Retaining Wall Approvals
 - Tree Cutting in Common Area
 - ❑ **Land Usage Complaints**
 - Inoperable Vehicles
 - Garbage Cans
 - Barking Dogs
 - Illegal Home Businesses
 - Noise
 - ❑ **Vehicle Complaints**
 - Illegal Boat/RV/Trailer/Car/Truck Parking
 - ❑ **Basketball Hoops Complaints**
 - Illegally located on Sidewalk/Driveway
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2007 Rules Committee Goals

- Increase homeowner awareness of Association Rules and Guidelines through improved communication:
 - Written (Flyers, Annual Homeowners Packets, Mailings, etc.)
 - Electronic (E-mail)
 - Personal (Word of mouth by phone or in person)
 - Reduce costs of Rule Enforcement activities:
 - Improved Communication (Rule and Guideline awareness)
 - Improved understanding and application of Snohomish County Laws and Ordinances regarding issues such as:
 - On street parking (Cars, RV's, Boats, etc.)
 - Greenbelt (NGPA) usage
 - Homeowner Land Usage Rules
 - Recruit and utilize more volunteer services
 - Streamline Rule Enforcement Processes where possible
 - Continue to support the fair and consistent application of all rules and guidelines to all homeowners.
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Common ACC Requests

Roofing	Satellite Dish
Screen Door	2 nd Story Additions
Fences	Deck Cover
Cement Driveway Widening	Landscape/Tree Removal
Playset Structures	Exterior Paint
Air Conditioning	Decks
Window Replacement	Sheds

Landscape Committee

Roger Grayson
Vice President
Silver Firs II HOA

Landscape

- Tree Removal / Replacement
 - Soccer Field Destruction
 - Soccer Field Drainage Issue
 - Broken Pipes
 - Landscape Contract
 - Review Total Landscape Contract
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Operations Committee

Tom Hobbs

Member At-Large

Silver Firs II HOA

Operations

- Vandalism acts
 - Graffiti
 - Fence destruction
 - Fence Repair & Repainting
 - Safety & Security
 - Off-duty Police Officer
 - Coordinate with other Associations
 - Traffic Calming Devices
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Operations Continued

- Entrance Sign Light Repairs
 - Verizon/North Sky damage
 - Street Sweeping
 - Erosion Problems
 - Mondo Pond
 - Perimeter Fence Painting
 - Graffiti
 - "No Motorized Vehicle" Signs
 - Moles
 - Tot Lot Repairs
 - Tennis Court Net Replacement
 - Fence Repair
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Finance Committee Report

Twila Schamer – President

Finance Committee Agenda

- Review 2007 Budget to Actuals
 - Review Approved 2008 Budget
 - 2007 - 2008 Expenses
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2007 YTD Budget to Actual through 9/30/07

	<u>Budget</u>	<u>Actual</u>
■ Revenue	\$240,840	\$242,374
■ Operating Expenses		
□ Administration	\$ 51,707	\$ 51,490
□ Utilities	\$ 8,355	\$ 7,955
□ Maintenance & Repair	<u>\$ 93,016</u>	<u>\$ 99,864</u>
■ Total Operating Expenses	\$152,678	\$159,309
■ Replacement Reserve Fund	<u>\$ 22,121</u>	<u>\$ 22,121</u>
■ <u>Total Operations & Reserve</u>	<u>\$174,799</u>	<u>\$181,430</u>
■ Net Operating Revenue	\$ 65,641	\$ 60,944

2007 Annual Budget to Actual Annualized through 9/30/07

	<u>Budget</u>	<u>Actual</u> <u>Annualized</u>
■ Revenue	\$240,840	\$242,374
■ Operating Expenses		
□ Administration	\$ 87,834	\$ 61,990
□ Utilities	\$ 11,140	\$ 10,806
□ Maintenance & Repair	<u>\$119,742</u>	<u>\$139,864</u>
■ Total Operating Expenses	\$218,716	\$212,660
■ Replacement Reserve Fund	<u>\$ 22,124</u>	<u>\$ 22,124</u>
■ <u>Total Operations & Reserve</u>	<u>\$240,840</u>	<u>\$234,784</u>
■ Net Operating Revenue		\$ 7,590
■ Transfer from Reserves		\$ 31,500

2008 Proposed Budget

■ Revenue	\$252,632
■ Operating Expenses	
□ Administration	\$ 83,373
□ Utilities	\$ 11,697
□ Maintenance & Repair	<u>\$ 135,730</u>
■ Total Operating Expenses	\$230,800
■ Replacement Reserve Fund	<u>\$ 21,832</u>
■ Total Operations & Reserve	\$252,632

2007 Anticipated Reserve Impact

Special Case Legal Expenses	\$20,000
Hope to recover 50%	
Tree removal- Over budget by	\$35,000
Tree Replanting – Approximately	\$ 7,500
Management Costs Reduced	\$25,320
Estimated Total from RESERVES	\$31,500

Election of Board of Directors

Election to Board of Directors

- There are 5 Board positions.
 - Taking names of interest from the floor
 - Election of Board Member
 - Election of Board Member
 - Re-election of Tom Hobbs
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Questions and Answers



Thank you for taking an active part in YOUR Community by joining us today.

Volunteers are needed and welcomed!

Please take a few minutes to complete the volunteer registration form.
