

SFII July 27, 2026 Meeting Minutes

Created on July 27, 2026 by [Summary AI](#)

Action Items

Tom Gish Send legal inquiry to attorney

Prepare and send the board's legal request this week asking whether the board has authority to enact changes (including funding sources) and to review noise/operational limits; include request to advise on next steps and any required voting or special meeting.

Tom Gish Post signage at courts

Arrange ordering and posting of signage (parking guidance, keep gate closed / trespassing notices, and interim hours) with target timeline of about two weeks from the meeting.

Tom Gish Obtain price for irrigation to Thornberry sign area

Get a price estimate to bring irrigation/water to the Thornberry (soccer-field adjacent) sign area so plantings can be supported; report back to the board.

Tom Gish Have Dan assess trees

Schedule Dan (arborist/inspector) to assess identified greenbelt/common-area trees (potential hazard trees and dead hemlock) and recommend removals or pruning; report assessment outcomes to the board.

Overview

- Board approved motion to **seek legal counsel** on the board's authority for changes and funding; **Tom (Tom Gish)** to send counsel request **this week**.
- Interim operational rule adopted: **pickleball hours 10:00 AM–8:00 PM** and **signage** to be posted (target: **~2 weeks**).
- Neighbors reported persistent problems: **noise (repetitive "pop" sound)**, **fence-jumping / unauthorized access**, and **parking/traffic blocking cul-de-sacs**; enforcement is difficult.
- Financials: **\$587,094** in reserves, **\$50,451** operating cash; cash position described as **solid**.

Meeting opening & housekeeping

- Roll call confirmed a full board; meeting called to order and first **15 minutes reserved for owner Q&A**.
- Meeting run informally with owner comments allowed for each topic; participants asked to mute when not speaking.
- Tom (Tom Gish) outlined routine owner-reporting processes and that landscaper/site inspections are ongoing.

Parks & playgrounds

- Recent vandalism at a playground required **repair (~\$3,200)**; playground reopened after retrofit and was judged structurally sound.

- Older playground equipment (installed ~**15–20 years** ago) has parts that are hard to source; some elements altered during repair.
- Retention/detention/dam area (near **156th / Pembridge**) is inspected by county/state periodically; county handles most maintenance and mows that field about **once/year**; Tom meets state rep every few years for compliance.

Yards, trees, and greenbelt maintenance

- Tom described an ongoing compliance process: ~**50 owner letters** recently sent for poor yards; owners may email issues and Dan (arborist/inspector) is deployed for assessments.
- Hazard tree removals and selective replanting (common practice **3:1** replant ratio) occur when arborist or board determine danger (dead hemlocks, hazardous Douglas-firs flagged).
- Owners may prune up to **3–4 feet** over fence line themselves; larger trees adjacent to common area should be reviewed with Tom first.

Mailbox stations

- Community has about ~**110 mailbox stations** for ~**880 homes**; many stations were replaced over time (cedar then locking aluminum).
- Some older wood stations now need repair or replacement; Tom plans staged replacements/repairs and will combine nearby stations when economical (e.g., two 8-unit → one 16-unit).
- Landscaper does not patrol mailbox stations; owners should email Tom with specific locations for ad-hoc maintenance.

Financials (June 30 reconciled)

- Operating cash: **\$50,451**; Reserves (accounts + CDs + money market): **\$587,094**; total cash position **\$637,588.93**.
- Year-to-date income ahead of budget: **\$324,797** vs budget **\$315,194**; collections ~**90%+** completed.
- Expense categories generally tracking at or under budget except **repair & maintenance** (noted **\$13k** over for the year-to-date) due to aging assets and vandalism costs.
- Board noted reserves are **well-funded (>100% in reserve studies)**, enabling discretionary responses without raising dues.

Pickleball courts — scope & resident impact

- Background: tennis court converted to pickleball; usage increased sharply since pandemic and conversion (court opened Sept last year).
- Resident complaints concentrated on:
 - **Noise**: repetitive, impulsive “pop” sound that **bounces off the tree embankment** and penetrates homes; residents report sustained daily use and evening play (some nights until 10:30 PM).
 - **Unauthorized users / trespass**: non-resident players entering (gate left open, climbing fences, broken locks) leading to groups of **up to 20–25 people** at times.
 - **Parking / traffic**: visitors driving in and parking in neighborhood cul-de-sacs, sometimes blocking driveways and constraining emergency/large vehicles.

- Enforcement & history: tennis-era activity was minimal; current scale and density (estimates cited **~90 –100 people/day** weekend peak) represent a major change. Residents stressed enforcement is difficult and county police response can be limited.
- Mitigations discussed/implemented or proposed:
 - **Locks + issued keys** (already in place) but keys can be misused and gates left open.
 - **Signage** (parking / trespass / keep gate closed) — board committed to post signage within **~2 weeks** as short-term mitigation.
 - Consider **security patrol** or on-site monitor to deter fence-jumping and unauthorized users (discussed but cost/feasibility open).
 - **Sound-dampening fence panels** considered as a potential mitigation for noise (feasibility and cost to be evaluated).
 - Discussion about **parking guidance** and public outreach (update website, direct maps to preferred parking spots), but residents noted many visitors ignore signage.
- Liability, authority & next steps:
 - Board voted to **seek a legal opinion** on the board's authority to enact modifications, funding sources, and enforcement approach; the motion was amended to include a **noise study** review.
 - Tom (Tom Gish) committed to forward the legal request to the attorney **this week**; board expects a relatively quick legal response.
 - If legal opinion shows the board can act, next steps may include targeted rules, enforcement plan, or special meeting/vote depending on counsel guidance.

Decisions & immediate outcomes

- Board approved motion to **obtain legal counsel** (includes inquiry about authority and funding) and to consider a **noise study**; action started by Tom.
- Interim rule: **pickleball hours set 10:00 AM–8:00 PM** and additional **signage** to be posted (goal: within **~2 weeks**) to reduce late-night and early-morning impact.
- Short-term operational asks: residents encouraged to report unauthorized use/parking to Tom and to call non-emergency sheriff when immediate obstruction or safety concerns occur.

Outlook

- Legal opinion and, if warranted, a noise study are the primary near-term inputs to decide durable mitigations (permits, operational limits, paid monitoring, sound mitigation).
- Board will balance resident concerns (noise, safety, blocking driveways) with community amenity value for residents who use and enjoy the courts; further measures will be guided by legal advice and feasibility/cost estimates.