

Silver Firs II Annual

Quick recap

The Silver Firs 2 Annual Meeting focused on reviewing the financials and approving the budget, with the dues remaining unchanged at \$345 annually. The board discussed the challenges surrounding the newly installed pickleball courts, including parking issues and noise concerns for nearby residents. Solutions such as implementing a key system to restrict access to residents only, planting noise-reducing trees or shrubs, and potentially adding screening material to the fence were proposed. The board also addressed the need for better enforcement of parking rules, noting that they cannot directly tow vehicles from public streets but can report repeated violations to the sheriff's department. Additionally, the possibility of decorating entrance signs with Christmas lights or wreaths for festive displays was discussed, with interest in pursuing this project for the following year.

Next steps

- [!\[\]\(f15d3c54be60b4fd0ce1da9fb3f67256_img.jpg\) Tom: Send Lori the specific RCW \(Washington State law reference\) regarding adult family homes/daycares in HOAs via email.](#)
- [!\[\]\(7bf135d42c40a6430c927b2fd03d7659_img.jpg\) Tony: Email Tom contact information for board candidate consideration.](#)
- [!\[\]\(2bcc37677ea6b96900e4d746ad300082_img.jpg\) Board/Management: Install locks \(likely with security keys\) on pickleball court gates; distribute keys to Silver Firs 2 residents only.](#)
- [!\[\]\(b62812e390f75b509ead0f847e76b4ce_img.jpg\) Board/Management: Add or enhance "No Parking in Cul-de-sac" signage in affected areas.](#)
- [!\[\]\(702f396a3c354a80d179cf62e75a5343_img.jpg\) Board/Management: Investigate and potentially implement screening material and/or planting of Emerald Green arborvitae \(or similar low-maintenance, noise-reducing hedge\) around pickleball courts to address noise concerns.](#)
- [!\[\]\(c4a9e26ffee79396bf5db4da66793f2a_img.jpg\) Board/Management: Consider and plan for potential power access/outlets at entrance signs for future holiday light displays; assess feasibility for next year.](#)
- [!\[\]\(05829f1dfede3fb516a7a7a32441dc04_img.jpg\) Interested Residents \(e.g., Michael, Kelly, others\): Volunteer to coordinate and plan for holiday decorations \(wreaths, lights\) at entrance signs for next year.](#)
- [!\[\]\(eacad74b03a8da6fc0adc9238f9330a0_img.jpg\) Board/Management: Send out payment coupons for annual dues to homeowners](#)

(planned for next week or week between Christmas and New Year's).

-  Board: Review applications/interest from Tony and Rishabh (and any others who email) and appoint new board member(s) as needed.

Summary

Adult Home Approval Over HOA

Tom explained to Lori that an adult family home was approved in their community despite resident opposition, as state law overrides HOA governing documents. He clarified that while the board cannot prevent such facilities, they can enforce behavior standards if issues arise. Tom advised Lori to research Washington state laws regarding HOAs and daycare facilities, and suggested that making the approval public might encourage more applications.

Board Appointment Process Discussion

Tom and Summer discussed the absence of Brian and the process for appointing Mike Nelson to the board. They decided to postpone voting for Mike and allow the current board members to appoint him, with the possibility of holding a Zoom meeting if multiple people express interest in joining the board. Tom opened the meeting and welcomed several attendees, including Eric, Sachi, Alberto, and Debbie, who confirmed their attendance.

Silver Firs 2 Annual Budget Meeting

The Silver Firs 2 Annual Meeting and Budget Ratification meeting was held, with Tom Gish presiding. Due to a lack of quorum, Tom explained that board appointments would be considered if interested parties expressed their intent. The financial review and budget approval were the main purposes of the meeting. Tom announced that annual dues remained unchanged at \$345, with payment due January 31st, and payment arrangements could be made if necessary. Tom and other board members, including Leah, Michael, and Lisa, greeted the attendees, and Michael inquired if the ACC members had any reports to share.

Association Financial Review Meeting

The board reviewed the association's financial position, noting that reserves were overfunded at 159% of the recommended balance. The October 31st cash position stood at \$510,000, with the board deciding to maintain the current reserve funding rather than conducting a new study. The association's income was tracking slightly under budget at \$316,000 compared to \$327,760, with administrative expenses and repair/maintenance costs slightly over budget, primarily due to higher than expected tree removal costs. The board approved last year's annual meeting minutes and confirmed that delinquency rates remained low at approximately 1% with 13 owners outstanding payments.

Budget Approval and Pickleball Parking

The board approved the budget, which maintains current dues and anticipates a decrease in the association's contribution due to overfunding. Tom explained that the budget includes increases in repair and maintenance, water, and sewer expenses, but no major jumps are anticipated. The board also discussed ongoing issues with the pickleball courts, including parking concerns and potential security measures like adding locks to gates. They plan to work with residents to find a reasonable solution to the parking problem.

Silver Firs 2 Board Selection

Tom discussed the board member selection process for Silver Firs 2, explaining that board members are the decision-makers who review bids, set directions, and assist with maintenance. He clarified that board members meet quarterly, review financials, and have the option to get involved in specific issues. Tom encouraged interested individuals to email him their contact information, and he mentioned that if a quorum had been present, all five board positions would have been up for election.

Pickleball Court Noise Solutions

The board discussed solutions for parking and noise issues around the pickleball courts. They considered implementing a key system to restrict access to residents only, which Tom estimated would cost around \$30 per key. The group also discussed planting trees or shrubs along the fence to help reduce noise. Shelly raised concerns about the constant noise from the courts, which affects her home. The board agreed to explore multiple solutions, including screening material for the fence, planting low-growing shrubs, and potentially limiting court hours. They also discussed the possibility of organizing community events to improve neighbor

relations. Tom clarified that the board cannot enforce parking rules on public streets, but residents can report violations to the sheriff's department.