

Silver Firs II Annual Board Meeting Minutes

Date: October 25, 2010
Location: Fire Station #13, Puget Park Drive
Board Members in Attendance: None; Brian Bock & Lori Wise excused absence
Port Gardner Management: Tom Gish Jr.,
Homeowners in Attendance: Approximately 26 homes represented in person and 11 represented by proxy.

Meeting was called to order at 7:12 p.m. by Tom Gish.

The required notice of meeting was mailed out timely by Port Gardner Management and the mailing included a September financial statement, the Board approved 2011 budget, a proxy and the October 2010 newsletter. A quorum was not achieved. Previous President, Thomas Janes resigned from the board in mid October due to time conflicts.

Open Q & A with the community manager included questions about the soccer field use by the YMCA. It was explained that the YMCA does help with field maintenance and repair and that they supplied two Y memberships last year to the Association which were randomly given to two Silver Firs II homeowners. All 880 owners had the potential to be a winner of the memberships. It was suggested that maybe next year something different that helps compensate the entire community be a better gift from the Y. The Board will take this under advisement.

A proposed new cell tower was discussed. The proposed new tower would be near the existing T – Mobile tower and would be less tall or placed under the existing power lines. The Board will be discussing this further. Currently, AT & T has offered a lease of \$450.00 per month which is in line with the existing T – Mobile lease; however the Board will further investigate to make sure this a fair offer.

The area under the power-lines was discussed and it was thought by an owner that that area was not owned by Silver Firs II; Tom explained that much of that area is owned by Silver Firs II and that the power-lines are there as the power provider has an easement to use our property.

It was asked how often the security company (Horizon Security 1-888-255-6895) frequents the area and what the terms are. Tom didn't know exact specifics and said he would research and provide with the meeting minutes. The research shows, that Horizon Security is contracted to come out to patrol the area two times per night at random and additionally comes out upon request when an owner calls.

The 2011 budget was reviewed by community manager Tom Gish. The 2011 budget calls for a dues increase of \$12.00 and the dues for 2011 will be \$315.00. Management will be mailing out payment coupons in late December for the Dues for 2011 which are due by January 31st. The Budget was reviewed, discussed and was ratified.

The Board of Directors has three vacant positions up for election this year. The audience was asked if anyone had any interest in joining the Board. Five owners, Paul Spencer, Robert Kuchcinski, Rick Guerra, John Agyapong, and Kristen Kowalski expressed interest and it was recommended for all of them to attend the November 22nd Board meeting where the existing Board could meet and appoint three board members. Additionally, Rochelle Spencer expressed interest in being on the Rules Committee. The Board will also decide upon making this appointment. Thanks for those volunteering to help serve SF2. Since there was no quorum present, the Board will need to appoint the new Board members.

The Board meets on the fourth Monday of each month at 7:00 p.m. at the fire station #13. If interested in volunteering at Silver Firs please notify management or attend the monthly board meetings.

The ACC receives many requests and when in doubt about whether or not there is a need to submit a request to the ACC it is always recommended that you simply submit the request or contact management prior to commencing work. It can be costly to correct an ACC violation and the ACC process is in place to protect the entire community.

The meeting was adjourned at approximately 8:25 p.m. The next regular scheduled meeting will be November 22nd at 7:00 p.m. at Fire Station #13. There will not be a scheduled Board meeting in December. Minutes submitted by community manager, Tom Gish.