

# SILVER FIRS HOMEOWNERS ASSOCIATION PHASE II

## 2001 ANNUAL MEETING MINUTES

**NOTE**

In order to reduce cost, the board voted in DEC-00 that **paper copies of the minutes will only be available upon request beginning with the MAR-26-01 board meeting minutes.** The board encourages homeowners to use electronic communication. To do so, provide the following information to CWD as soon as possible to start receiving email notification of association information: **your name, street address of your home in Silver Firs, your email address.** If you wish to continue to receive paper copies of association information (at no charge), please notify CWD to get on the distribution list. All mailing lists are kept confidential and they are used for association business only. – **The Board**

**MINUTES**

<b>2001 Annual Meeting Coordinates</b>	<b>Date:</b> Monday, January 22, 2001
	<b>Place:</b> Silver Firs Elementary School
	<b>Time:</b> 7:00 pm

**Announcements** - Stephen Eilers began the meeting by thanking all homeowners for attending. A feedback form was provided for owners to fill out and return at the end of the meeting.

**Call to order** - The meeting was called to order by Stephen at 7:09 pm.

**Proof of notice of meeting** - Stephen presented the annual meeting packet postmarked January 11th.

**Introductions - Silver Firs Phase II Homeowners Association Board of Directors and Management Company**

<b>Board of Directors</b>	<b>Committee</b>	<b>The CWD Group</b>	<b>Function</b>
Stephen Eilers	Communications	Marshall Johnson	Company owner
Jim Yourkowski	Operations	Christine Perigen	SFHOA property manager
Michael Bitz	Landscape	Susan Johnson	meeting assistant
Tracy Barrett	Rules	Corey Recla	meeting assistant
Andrea Nichols	Finance		

**Approval of the 2000 annual meeting minutes** - Andrea Nichols moved to approve the 2000 annual meeting minutes. Michael Bitz seconded the motion. After no discussion, the board voted unanimously to approve the minutes without change.

**Communications committee report by Stephen Eilers** - The communications committee is responsible for communicating all elements of the Association. See Stephen’s presentation on the web site for more information.

Kevin Nichols (our web page administrator) presented an overview of the web page and encouraged homeowners to review it on a regular basis. Kevin created the page in March, 2000. A homeowner requested that the Comm Committee create a calendar of association events for publication on the web site. See the web site for more information: <http://www.sfph2-hoa.org>.

**Operations committee report by Jim Yourkowski**- See Jim’s presentation on the web site for more information. Volunteers are needed for the Operations committee; please contact Jim as noted on the last page.

**Landscape committee report by Michael Bitz**- See Michael’s presentation on the web site for more information. Volunteers are needed for the Landscape committee; please contact Michael as noted on the last page.

A homeowner inquired about garbage cans being installed at the common areas. The board’s position is not to install garbage cans. For more information see the Operations committee presentation on the web site.

A homeowner requested information on the pressure treated wood of the tot lots. The board has received information from Centex on this subject. This information is available upon request from the Operations committee.

**Rules committee report by Tracy Barrett** - See Tracy’s presentation on the web site for more information. Volunteers are need for the Rules committee; please contact Tracy as noted on the last page.

**Finance committee report by Jim Yourkowski (for Andrea Nichols)** – See Jim’s presentation on the web site for more information. Volunteers are need for the Rules committee; please contact Andrea as noted on the last page.

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**Election of 2001 board of directors** - Three positions (currently held by Michael Bitz, Jim Yourkowski, and Stephen Eilers) are up for election. Stephen requested nominations from the floor. Jim Yourkowski nominated Kevin Nichols, who declined. No other nominations were made. Marshall noted that the annual meeting quorum is not satisfied (quorum is defined as 40% of the membership in attendance at the annual meeting. In fact, only 60 homes or roughly 5% are represented), therefore the Association cannot conduct business including the election of officers. He offered that Michael, Jim and Stephen could be accepted by acclamation rather than a vote. Discussion followed without acclamation. Since the business of the association must continue, the current board will continue to serve.

### Homeowners Forum

**Combining Phase I and Phase II homeowners associations** – A homeowner suggested combining associations.

**Stolen mail** - A homeowner expressed concern about stolen mail. The board referred the homeowner to the Operations Committee report presented earlier.

**Adjournment** - Stephen Eilers adjourned the meeting at 9:15 pm.

### COMMITTEE WORKSHOPS

After the meeting, the board members invited homeowners to join in individual committee workshops where specific issues could be discussed in detail.

### GENERAL INFORMATION

Please see the association web site: <http://www.sfph2-hoa.org>

### Near Term Schedule

Date	Time	Who	What	Details
MON, FEB-12	7 pm	All	Operations Committee Meeting	(2nd MON of each month) at Jim Yourkowski's home at 5715 149th Street SE in Sherwood East.
MON, FEB-19	7 pm	All	Rules Committee Meeting	(3rd MON of each month) at Tracy Barrett's home at 14710 48th Ave SE in Hillcrest West.
MON, FEB-26	7 pm	All	Board meeting	(4 <sup>th</sup> MON of each month) at the Centex Sales Office/Model Home in Pembridge, 14818 48th Ave SE.

**Please contact The CWD Group for all association business including ACC requests (decks, fences, mailbox lettering, etc.), CCR violation reports, questions, and comments:**

Silver Firs Phase II Homeowner's Association C/o The CWD Group, Inc 7509 24 <sup>th</sup> Ave NW Seattle, WA 98117-4404	<b>Email:</b> marshall@cwdgroup.com <b>Phone:</b> (206) 706-8000 <b>Fax:</b> (206) 706-7679
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### Resident Board Members:

Communications	Stephen Eilers	Pembridge		StephenMCE@aol.com
Operations	Jim Yourkowski	Sherwood	338-4289	jim.yourkowski@gte.net
Landscape	Michael Bitz	Scarborough	316-3175	micbit@safeco.com
Rules	Tracy Barrett	Hillcrest	385-2644	tlb.est@gte.net
Finance	Andrea Nichols	Canterbury	338-1937	kevinn@gte.net