



Silver Springs Single Family HOA

ANNUAL GENERAL MEETING AGENDA

.....October 13, 2008 7:00 PM.....

at Parley's Park Elementary School Multi-Purpose Room

- 1). Call Meeting to Order by Lucy Archer - Secretary
(President and Vice President were absent)
Welcome. (between 64 and 75 attendees.)

*Ambush Agenda used by Sue Pollard and Bill Gunter
Ambush Script with assumed results; Sue carried motions
without a majority vote.*

Results of Motions: votes were not counted nor recorded.

Introduction of Board and Election of Candidates.

Sue did not provide for nominations or votes from floor.

(Approx. 60% of Members sent in proxy ballots
Additional ballots were cast at the meeting by attendees.)

On ballot: Lucy Archer, Ed Cody, Dave Coehlo, Bill Gunter, James
Larson, Natalie Shein, Jan Zinn

Write-in Candidates: John Coursen, Michael Winer

- 2). Review Minutes from General Meetings Oct. and Nov. 13, 2007
(Sue skipped this.)
- 3). 2008 Budget Report by bookkeeper - Lyn Cier (2009 Proposed
Budget not ready.)
- 4). Introduction of New Candidates and Voting Results.
Proxy vote results were tabulated independently by Chris Keeler.
Nomination Committee placed all nominated and volunteered
names received by printing deadline on the ballot.
(All seven candidates on the ballot were elected with votes as

follows:

Archer 97 votes, Cody 88 votes, Coehlo 91 votes, Larson 91 votes, Gunter 89 votes, Shein 88 votes, Zinn 88 votes.

Write-in: Coursen 25 votes, Winer 15 votes, Pollard 1 vote.)

- 5). ARC Committee Report by Sue Pollard – (No stats, no updates. No reports had been filed by this committee to the board for most of the year.)
- 6). Compliance Committee Report – (No report. Vacant and inactive committee for most part of year)
New recruits by Lucy: Mark Raming, Tony Molchan, Kyle Yelderman, Chris Keeler, Randy Spagnoletti
- 7). Secretary Report by Lucy Archer
See two attached pages, [Silver Springs Info.](#) and [MA Info.](#)
- 8). Present Awards. – Lucy presented to Skip Domenick, past HOA president, a crystal plaque for past service to the HOA; and Yard Beautification Awards to Home Savings Bank and to these submitted families: Crump, Sanderson, Loughlin, Yelderman, Schlopy, Sisk, C. Archer, Fuller
- 9). Meeting Open to General Members for questions.
 - [MA By-Laws](#) with recordation information – answered by Lucy
 - [Master Association functions and subdivisions](#) – answered by Lucy
 - Bill Noland was given the floor to answer questions and present his work on the 1978 [underdrain system](#). Noland declined to present his report or 9/2008 attorney letter to Association Members during this meeting.
- 10). Adjournment at 9:10 P.M.

Date of next General Meeting is: Monday, October 12, 2009
Columbus Day.

HOA Website: www.silverspringshoa.org
[HOA 2nd site: www.silverspringssfhoa.org, expiration date
01/27/2010]

Send Comments to: webmaster@silverspringscommunity.com
or to webmaster@silverspringshoa.org

* * * After Meeting Notes * * *

"I am mortified beyond expression when I view the clouds which have spread over the brightest morn that ever dawned upon any country." --- George Washington

[October 14, 2008 Email from Lucy Archer to rogue board members](#)

* * * * *

More than 81% of the Silver Springs Association Members participated in the October 13, 2008 Annual Meeting by proxy ballot and/or by attendance at the meeting. It was a wonderful achievement. Then tragedy struck. All Association Members should read how the rogue board members trumped up "irregularities" of the October 13, 2008 meeting so they could usurp the election, and with many "irregularities" steal the election at their December 15, 2008 meeting.

[Chart of Annual Meeting "Irregularities" for October and December 2008 Elections.pdf](#)

[Minutes from November 6, 2008](#) -- According to Sue and Bill's motions on Oct. 13th, as written on their ambush script, they were going "to review irregularities, some of which pertain to the process of nomination procedure." In other words, why the interim president was not on the ballot but was a write-in candidate. Simple – no one nominated him and he did not say he wanted to be a candidate until after the ballots had been printed and distributed. Bill, Sue, and Michael requested the review and advice from attorney Lincoln Hobbs (at \$250 an hour from the HOA coffers) on how to cover up usurping the Association meeting but never did "review

irregularities, some of which pertain to the process of nomination.’ They spent over \$8,000 of HOA dues to gain advice that would disguise their slander impugning Association secretary Lucy Archer’s work in performing her duties to prepare for the otherwise very successful Annual Association meeting.

Advice was received in a letter from attorney Lincoln Hobbs . Hobbs’ letter is addressed to Winer’s home address and directed specifically to Michael Winer. The contents of the letter states that the rogue board members have “carelessly or willfully disregarded the HOA Bylaws” then proceeds to advise them on how to again disregard the October 13th 2008 meeting and election without consideration of injury to the Association and the newly elected trustees. The advice circumvents SSSF Bylaws when it suggests a second election be held even though an 81% quorum participated at the Annual Election. This served as an attempt to get Winer, Pollard, and Noland elected by holding a second illegitimate election, though they are the former board members who are central to the “serious issues regarding the past and current governance of the Silver Springs Homeowners Association which must be remedied and addressed.”

Hobbs outlines five or six “irregularities” of the October 13, 2008 meeting, some of which are easily challenged as they are based on incorrect premises, and some that occurred as a result of the rogue board member’s ambush actions.

You can read Hobbs written remarks demeaning our Association Bylaws and disregarding the fact that 81% of the Association had participated in a well planned and appropriately carried out Association meeting and election upholding the Association Bylaws. When this was brought to Hobbs attention he wrote to Lucy: “I represent the Association, through the Board. As you noted, I chastised the Board in my letter for their actions and inactions over the years.” Hobbs advice to Winer was to “carefully and objectively evaluate the accuracy and propriety of Ms. Archer’s concerns” and the “serious irregularities in the manner in which the meeting was conducted” [by Sue P. and Bill G.] For one thing, Sue had neglected to call for nominations or a vote from the floor during the Association election meeting. The rogue board members knew 60% of the ballots had been received, more than a quorum, and actions from the floor with 74 present would not have altered the balloted results. Winer and Pollard were not nominated nor elected. Hobbs advised a “substitute meeting to carefully determine how it will proceed to rectify past governance problems,” a

hindered process that so far this year has cost the Association approximately an extra \$8,393.26 for legal fees to the attorney and the second election, not including room rental, printing, and postage. (The [Silver Springs remainder annual budget](#) is \$14,175, the 2008 annual expenditures for Legal Fees totaled \$11,329.66). This money could have been saved if only the HOA Bylaws had been upheld.

At a [November 6, 2008 meeting](#), Lucy Archer was opposed to the cover-up of actions by the rogue's taken against her and the Oct. 13th Election, and since she was so intent on upholding our Bylaws, Bill Gunter (a recent volunteer on the board) made a motion to remove Lucy as an officer and secretary of the board. Sue Pollard seconded his motion. (Sue's term had expired and she had not been re-elected.) (On October 9, 2008 Gunter told Lucy that "the Bylaws were just old pieces of paper." He wanted the ballots redone with Winer's name at the top, though the meeting was in four days and the ten-day notification period could not be re-met and the board had not discussed or voted on his request, Gunter left saying he was going to do things his way---and he did, by ambush.)

Then Gunter made another motion to shut down the www.silverspringshoa.org website. Michael Winer seconded the motion. (Winer had not ever been elected, and his interim term had expired.) Their motive seems to be that Gunter, Pollard, Noland, and Winer want to be on the board, and they want to remove content from the website showing how they usurped the election, and information about the defunct underdrain system.

Secretary Archer had repeatedly stated that if they had found errors in her work then all they had to do was to print out the offending page and make corrections, and give these to her to fix the page. They never made the effort to provide any corrections.

The rogues actions didn't stop at these two meetings. See subsequent board minutes and the [Website History](#) page. The rogues are planning to spend another [\\$11,000 of HOA dues](#) in 2009 for legal fees to cover-up and get their way. [In September 2009 these usurper trustees allocated \$5,000 for the underdrains that benefited their own properties though the Association Members had voted against this in 1985 and 1994.]

* * * * *

“If ignorance is bliss, then being aware of every little detail is hell.” ---Chris Rock

These minutes were amended on May 27, 2009 for clarification, budget updates, and continuity, while making links active on this .pdf file via use of Adobe Acrobat 8 software which was recently acquired by this webmaster at her own expense.