



**SSSFHOA Board of Trustees  
Meeting Minutes,  
May 4, 2010**

The meeting, held in the St. Luke's Episcopal Church library, was called to order at 6:30 p.m.

**Members present:** Gunter, Vice President James Larson; Treasurer Chris Butler; Secretary Harry Fuller; Trustees: Richard Krebs; Brian Robinson;

**Absent:** Member Kristian Mulholland.

**Others:** Bill Noland – second representative to the Silver Springs Master Assn.(though not an elected trustee); Julia Loughlin. Bookkeeper Lynn Cier.

**Minutes.** Treasurer Butler moved acceptance of the April 12, 2010, meeting minutes, seconded by Richard Krebs. The motion passed unanimously.

**Architectural Committee.** Brian Robinson displayed color samples of asphalt roof shingles entering the assn. neighborhoods, shades ranging from light to dark. Generally, board members preferred the darker colors, agreeing to suggest these should be the choices used when future roofing plans are submitted for approval. Mr. Robinson reported that future decisions may include whether vinyl or aluminum siding can be approved. The consensus was "not now." When "Hardy Board" was mentioned as O.K. because of its durability, wood-like appearance and ability to hold paint, Secretary Fuller reported that his experience with Hardy Board disclosed that snow piled against the material all winter, through thawing and freezing cycles, will peel paint away from the surface and that the Hardy Board company will not acknowledge warranty protection, claiming the problem is caused by insufficient drainage. President Gunter suggested the neighborhood's older homes needing siding repair should be expected to stick with wood for fascia and soffets. Mr. Robinson said such matters should be discussed personally with property owners as a first resort.

**CC&Rs.** There has been a winter long infraction by David Sanbonmatsu of 1505 Lake Front Court who has stored a mobile home in his driveway since last fall. It was reported that a new resident, Jeff Roberts, had asked about storing a boat under an outside second floor deck and that at first glance, that looked as if the boat would be in clear view from the street –4932 N. Silver Springs Rd. -- and therefore in CC&R violation. Dumpsters were reported being in some yards "too long" and that one resident still keeps a sizable boat in his driveway all summer, another violation. "He may need to be fined," said Gunter. James Larson suggested a new system for enforcing CC&Rs along with clearer guidelines. Treasurer Butler contended a formal letter to residents advising them of violations should be effective; Gunter said personal contact seems to be more successful, observing such encounters he has initiated have not been unpleasant. Secretary Fuller asked that the usual annual letter advising members about need for driveway repair be written in less harsh language than previously. After Treasurer Butler restated his interest in a form letter notifying members about CC&R violations, Gunter asked him to compose and report an example at the board's June meeting. [There are several such form letters and guidelines written by former SSSF boards.] Gunter emphasized that "preventing the neighborhood from looking like an RV storage area" should be the CC&R's central objective. Visitor Julian Loughlin observed that, last summer, a large boat was frequently parked on the street and driveway at the Hedges home at 5091 Silver Springs Road, constituting a serious danger, especially for children who were obliged to walk or bicycle around it when using the street. Secretary Fuller asked if, in light of this year's \$30 dues increase, it could be possible to declare a one year driveway repair moratorium for members who would otherwise be notified that such repairs are now required. Driveway repair is a non-specific criteria topic. The extent of the damage needs to be determined for cause for repair or replacement parameters. Brian Robinson

suggested setting a later deadline for the work. No action was taken. Mr. Robinson suggested researching a group rate from a single contractor to do all or most driveway repairs.

**Underdrain.** President Gunter reported that one complaint has been received so far this year, from Meredith Lavitt at 1421 Willow Loop, who reported high water in a crawlspace. He said that was considerably fewer such reports than last year at this time. It was suggested that the root-clearance done in the system last year seems to have worked in removing obstructions that cause leaking and flooding. Bill Gunter, Richard Krebs, current board underdrain analyst, and Bill Noland, the SSSFHOA's resident underdrain authority, will personally inspect the system's outflows Saturday, May 8.

**Communications.** Treasurer Butler reported progress obtaining sponsors for the association's website. [Check Non-Profit conflict.] Answering questions, he said all sponsor displays on a web link will be the same size and cost \$40 a year. They will all carry a disclaimer saying the SSSFHOA does not endorse sponsor services of products. The [www.silverspringscommunity.com](http://www.silverspringscommunity.com) website has [provided this service for free](#) for a number of years. Assn. Bookkeeper Lynn Cier asked if such income would endanger the association's nonprofit tax status. Mr. Fuller said he doubted that considering no financial benefit is being derived beyond covering some of the website expenses. Deciding to continue the assn.'s newsletter, the board agreed Secretary Fuller would handle the editing. Mr. Butler and Mr. Robinson offered to assist with page layouts.

**Picnic/Cookout.** Observing the attendance by around 40 neighbors at the 2009 summer picnic/cookout at the Park, it was agreed to hold this year's on July 31 at the same location. Arranging for live music, so popular last year, and a "bouncy" house for children will be explored.

**Budget.** There was no Income and Expenditure update again this month. Bookkeeper Lynn Cier reported 71 paid-in-full 2010 dues, 118 not paid, (189 lots total). She added that 9 members paid only the assn.'s share -- \$105 -- citing protests against the Master Assn.'s additional assessment of \$182 this year without General Member vote as provided in the MA Bylaws. She read a few member letters of protest and complaint, also against the Master Assn. assessment. None of the letters, she said, complain about the SSSFHOA dues increase. Some members are arranging to pay in installments, she reported. "What bothers me," she added, "are those refusing to pay or only partially paying while so many are paying on time, even if they have to do so with installments." It doesn't seem fair, she explained. [Why does it baffle her that some people feel it is their right to protest when the boards' trustees do not adhere to the charters that they were elected to protect and expect the Members to surrender their right to vote on assessments?]

**Master Assn.** Bill Noland, SSSFHOA's second representative to the MA, explained voting methods used by MA member HOAs. It was reported that the ad hoc committee chaired by Julia Loughlin, a lake front owner, to examine proposed MA property use rules and regulations had submitted its findings and that the MA's internal audit is proceeding. The audit, done by SouthShore president Steve LoRe and Community member Tracy Phillips should, Mr. Noland said, help determine how the HOAs are collecting assessments, where the \$80,000 CD can be accounted for, the collections and disbursements for lake clean up, etc. He said no MA panic is developing from attempts to dismantle or restructure the organization, confirming that certain condominium HOAs still question whether they are in the MA, although they participated and contributed MA assessments from the time they were established, or during the last several years. Their representatives don't currently attend MA board of trustees meetings, he said. There has been precedence established that individual subdivisions do not have to participate in the MA, such as The Springs and the houses on Quail Meadow Road.

**June Meeting.** The SSSFHOA board's June meeting was scheduled for June 1 at St. Luke's Church. James Larson moved adjournment, which was unanimously passed at 8:25 p.m

The June meeting was never posted on the websites.