



## SSSFHOA Board of Trustee Meeting Minutes, Feb 1, 2011

The meeting, held at St. Luke's Episcopal Church, was called to order at 6:39 p.m. by President Harry Fuller. Present: President Fuller, Vice President Ed Cody, Treasurer Jim Harsch, Secretary Rick Krebs, Trustee Tracy Douthett, Trustee Kristian Mulholland, Trustee Brian Robinson.

**Guests:** Lynn Cier, Bill Noland.

**Minutes:** Motion by Ed Cody, seconded by Jim Harsch. January 4, 2011 meeting minutes were unanimously approved.

**General Business:** President Fuller thanked everyone for volunteering to serve on the various committees. He also discussed some procedure rules he would like to follow to help streamline the board meetings. The various committee chairs will give a brief update on any issues and/or progress and comments from the group will be received. The president will not make motions or vote on issues only if there is a tie.

**Budget:** Treasurer Harsch deferred to bookkeeper Cier who presented the draft budget and some variations as examples based on revenues expected. She stated she would like to have an approved budget but could finalize next month if further discussions were required.

- Various budget scenarios presented which showed actual 2009 and 2010 expenditures and revenues. [Not found.]
- Point made that in each presented budget scenario; there is approximately a \$24,000 reserve amount in the account.
- Fairly substantial discussion regarding the SSSF HOA dues amount. Currently at \$280 [per year] and that number discussed in depth. [Additionally in 2010 the MA assessment was \$357 for the year.] President Fuller discussed the reasoning for the \$280 amount and the reason that amount was previously approved by the board was to establish a legal reserve and reserve for the underdrain system [which the HOA does not own and was built along our individual properties.] Since the HOA now has a \$24,000 reserve, the board discussed the dues amount and whether it should be changed. Trustee Mulholland discussed being proactive with regards to maintaining the underdrain system and thought some sort of routine, preventative maintenance should be implemented. That way the system would be worked on over time in effort to reduce risk of major failure for the few properties that may benefit from it. The maintenance should be a budget item and he feels the board should attempt to keep yearly expenses within the budget constraints. The reserve could slowly build to handle a major, and unlikely, failure within the system. Member Krebs discussed the cost of construction activities and explained how far the \$24,000 reserve would go – it would not take a much of a problem to eat away at the reserve. The board in agreement some sort of proactive maintenance of the system should be implemented. [There could also be legal costs from lawsuits by property owners whose fences, driveways, trees, patios, landscaping may be impacted by the exploratory search by possible probing, digging and trenching inside their property boundaries. The supposed problem may be confirmable. it could turn out to be outside of their property boundaries or it can be a result of an artesian well or spring which is unlikely to be assisted by the underdrain.]

Trustee Mulholland motioned to approve Budget 2011 Option C and set the HOA dues at \$250 [per year]. There was some further discussion regarding assessments and eventually Trustee Mulholland motioned the same motion to approve the 2011 Option C, seconded by Trustee Robinson and unanimously approved.

**Underdrain:** Trustee Krebs went over some general items and facts that nothing much other than observations have been done to the underdrain system since last year. Krebs handed the floor to Bill Noland who went into detail of the system based on his experiences and research. Major points as follows:

- For the most part and according to what we currently know, there are two major underdrain systems in the Silver Springs communities. The upper and lower drain systems.
- The upper drain system appears to function after some cleaning of some of the drain lines a few years ago. Not all of the system is known so further maintenance and work must be accomplished before the location and integrity of the entire upper drain system is known. Currently though, the system appears to be working as designed.
- The lower drain field is not well known or located with any accuracy. The general location of the system is known but not much detail has been obtained. The system hasn't produced any major problems but the integrity of the system is not known. Further exploration and maintenance will be required to assess the current condition of the lower drain system.
- Bill also discussed ownership of the underdrain system and who is the perceived responsible party. There was discussion that the HOA really isn't responsible because they do not own it but by the board's actions of doing repair and maintenance work, the board may be perceived as the responsible party. Bill walked the board through the research he has performed including original CC&R's, 1985 amended CC&R's with underdrains omitted by vote of the majority of the property owner members, and the current 1994 CC&R's that still do not include the underdrains. The discussion was very detailed and ultimately the board agreed that though the underdrains have been voted as abandoned, that the underdrains were installed on individual owner property, have never been completed, and only a few properties benefit from their existence and maintenance, and that Silver Springs SF is the only community subdivision with underdrains, the board's recent insistence on becoming involved in their maintenance may have the appearance that the underdrain system is the responsibility of the HOA board.

**CC&R's:** Minor discussion of items. No real issues or news discussed.

**Architectural Committee:** No news or applications at this time.

**Master Association.** Bill Noland explained there was a \$150 and \$182 deposit made to the association's bank account by the Archers. It is perfectly legal for any person or entity to deposit money into any bank account. The board was happy dues were paid but concerned as to why a property owner felt the necessity to make a direct bank payment. It now becomes an issue of identification by means of contacting the bank for this information. The board was somewhat baffled that a property owner would make payment as though they did not trust the normal process. [A copy of the invoices and checks along with a note from the payee property owners were mailed to bookkeeper Cier before the due date of the payments. Afterwards Cier sent an email requesting also a copy of the deposit form.]

The payments to the Masters Association are set up be made by each respective HOA within the Silver Springs communities. There should be no payments received from individual homeowners to the MA's bank. It simply shouldn't occur and wastes the HOA's time and increases legal costs. [See note above. The payee property owners increasingly distrust the board and its bookkeeper.]

Other items of interest:

- A small number of owners have been sent liens since dues not yet received.
- Masters Association budget approved without notification to the property owners, and no change to dues – they remain at \$175 per lot (without the additional \$182 illegitimate special assessment imposed in 2010).
- Mailing to go out explaining MA Property rules and regulations – excluding 92% of the property owners from use of the lakes Enjoyment Easement..
- Greenleaf contract renewed for another year to provide maintenance to the various common areas. [Lower bids were received in 2009. 2010 year end - no bids were reported though required by a board resolution around December 2009.]

- Update on Quail Meadows Townhomes. They were summoned and have 20 days to respond to issues regarding MA Membership status. [Why is Noland so adamant to force this 9 townhome subdivision into membership? There is precedence for community properties to not be affiliated with the MA. The Springs subdivision on Walker Court is not a MA member, and four houses on the southwest side of Quail Meadow Drive are not MA members. QMT are not listed on the organization charter documents and they do not attend MA meetings or functions.]

**New Business:** President Fuller discussed minor Bylaw changes – cleanup and clarification and the board agreed no changes should be made until all changes are in order prior to filing at the County. The reasoning is every filing at the County requires a fee regardless of the number of items to be files. The board agreed it was financially prudent to wait and get all changes ready for one filing. [There is also a per page recording fee.]

Next board meeting scheduled for March 7, 2011 at 6:30 p.m.

At 8:45 p.m., Jim Harsch motioned to adjourn, Ed Cody seconded the motion and it passed unanimously.

*The SSSFHOA Board has not approved these minutes. They contain links, comments within brackets, quotes from HOA documents and information that clarifies topics, and inserts other neighborhood activities and opinions this Board continually disregards, ignores or suppresses.*