



SSSFHOA Board of Trustee Meeting Minutes, March 8, 2011

The meeting, held at St. Luke's Episcopal Church, was called to order at 6:40 p.m. by President Harry Fuller. Present: President Fuller, Vice President Ed Cody, Treasurer Jim Harsch, Secretary Rick Krebs, Trustee Tracy Douthett.

Absent: Vote by proxy were Trustees Brian Robinson and Kristian Mulholland.

Guests: Lynn Cier, Bill Noland.

Minutes: Minutes were amended to read in paragraph 3, line 8, "\$280 per year" instead of "\$280 per month" and in paragraph 4, line 2, "\$250 per year" rather than "\$250 per month". Treasurer Jim Harsch moved minutes be approved as amended; Vice President Ed Cody seconded the motion and lacking further discussion, the amended minutes were approved unanimously.

General Business: President Fuller discussed the upcoming community newsletter and wants to have it published by late April/early May. A request was made to the various chairs to have information to Jim by mid April since he is out of town in early May. President Fuller also encouraged the board to solicit help from non-board members to help on the various committees.

Underdrain: There was discussion regarding the anticipated cleaning of a portion of the upper underdrain system. Member Krebs hoped the underdrain work would be complete by early May and Bill Noland thought the goal should be April 1st with the expected heavy runoff. Krebs stated he would contact the same company the association used before to see what their schedule and availability was and try to set something up. Bill offered his assistance on any part of the work.

Krebs also presented his discussions with our insurance agent regarding coverage for the underdrain system. The insurance company stated it would be very difficult and expensive to obtain insurance for the HOA and the request was not very common. It was explained that most HOA members would carry some sort of insurance on their respective dwelling for any type of risk. [The underdrains are located on individual member property and are not owned by the HOA.] The board discussed the insurance and the coverage it was looking for was not what Krebs had requested. Therefore, additional discussions with the insurance representative would be made. [The underdrains were never completed and in 1985 the majority of property owners voted to abandon them as the county had now completed the storm drains, sewer drains, and drainage ditches. The underdrains were removed from the SSSF charter documents. SSSF is the only Silver Springs subdivision with underdrains. The function of the underdrains produces a siphoning of landscape water from trees and yards which in turn dries out the yards year round and necessitates increased water usage to keep the lawns and trees healthy.]

CC&R's: Committee Chairman Tracey Douthett reported three complaints about (1 discarded objects left in a driveway 2) A boat parked next to garage and 3) A camper stored next to a garage, all objects viewable from the street on Meadows Connection. There are also numerous instances where passenger vehicles are parked year round in view from the common areas (streets). It was agreed the homeowners would be contacted. In discussing possible CC&R violations, it was generally agreed that stored objects noticeable by neighbors but not from common areas or the street would not be in violation.

Architectural Committee: President Fuller reviewed the 2010 board-granted moratorium on required driveway repairs, saying, unless that is extended, the committee was obliged to inspect driveways this year for repair notifications. Some discussion led to the general agreement that clearly obvious deterioration would require a notice. No news or applications at this time.

Master Assn. Jim Harsch presented MA Treasurer Jeff Nielsen's letter to the board regarding the payment made directly to the MA by the Archers for the \$182 illegitimate February 2010 special assessment. [The Archers have become very distrustful of the bookkeeper and the boards since the usurping of the 2008 SSSF election, the manipulation of the 2009 SSSF election, and the secretive disappearance of the MA \$80,000 CD that is missing from the MA income ledger.] The letter from the MA requested the funds be paid to Silver Springs Single Family in an effort to clean-up the paper trail and put the funds in the proper account [though the funds were deposited in the proper accounts]. The letter was a means to take care of an isolated incident in an acceptable manner to the board. There was discussion on whether another similar incident would occur again in the future [since the SSSF board at the 2010 election had irresponsibly and erroneously announced that Mr. Archer's dues had not been paid thereby excluding Mr. Archer from the election ballot though he had been nominated by six separate property owners prior to printing the ballot and by another nomination from the floor, and was not in default of payment.] Jim Harsch motioned that the letter be approved and submitted to the MA Board. Tracey Douthett seconded the motion and it passed unanimously. The letter will be presented at the next MA Board meeting that occurs tomorrow, March 9, 2011.

Other items of interest:

- Update on the 9 Quail Meadows Townhomes. They have responded to the summons and now the case moves to the discovery phase. Initial disclosures due no later than March 31, 2011. Bill Noland mentioned the case could go into next year without much trouble due to other deadlines and dates and the way the court system moves. [There is precedence that not all properties within the Silver Springs Community are MA members. The Springs subdivision and the homes on the southwest end of Quail Meadows Road are not MA members. Quail Meadows Townhomes are not listed on the MA charter documents. [There is community support for not forcing these small subdivisions to become MA members.](#)]
- Bill Noland updated the board on his discussions with the MA legal council, Ted Barnes, on whether or not he should remain as MA president as he is not an elected trustee. The council stated it would be good for Bill to remain in his position so that continuity is maintained and the Quail Meadows case should continue uninterrupted. On the other hand it is problematic for Bill to continue to act as President when doing so is contrary to charter documents and there are a number of subdivision presidents who do not support his position, viz. Whit Logan of Meadow Spring subdivision and Anthony Sands of Quail Meadow Condos, among others.]
- [Noland has collected various and pertinent MA information, documents, surveys, and maps from attorneys and surveyors paid for by the MA but he has not made this information available to property owners or this web master for access by the Silver Springs property owners and future trustees.]
- Bill discussed the relationships and documentation among the various communities within the Silver Springs Single Family HOA. Much of this information is available on this website. View: <http://www.silverspringscommunity.com/master-association/>

New Business: None

Next board meeting scheduled for April 5, 2011 at 6:30 p.m.

At 7:36 p.m., Ed Cody motioned to adjourn, Jim Harsch 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.