



SSSFHOA Board of Trustees Meeting Minutes, April 5, 2011

The meeting, held at St. Luke's Episcopal Church, was called to order at 6:43 p.m. by President Harry Fuller. Present: President Fuller, Treasurer Jim Harsch, Trustee Tracy Douthett, Trustee Kristian Mulholland, Trustee Brian Robinson.

Absent: Vice President Ed Cody, Secretary Rick Krebs

Guests: Bill Noland, Lynn Cier

Minutes: March 7, 2011 meeting minutes have not been submitted for approval.

Architectural Committee: No new application during this time period.

CCR Report: Trustee Douthett, Treasurer Harsch, and President Fuller to complete an inspection of the neighborhood to observe compliance with the CCR's in May. President Fuller and Trustee Douthett plan to visit house a on Meadow Connection that has been a habitual violator of the CCR's with regards to debris. Currently the residence has a discarded drum set and desk on the property.

Under Drain System: Secretary Krebs currently has scheduled cleaning of the lines where known bottle necks have been observed on May 2nd. Bill Noland believes the timing of the cleaning of select portions needs to be completed ASAP and will coordinate the effort with contractor to perform the cleaning. President Fuller discussion on obtaining Under Drain Insurance, as recommended by the attorney. President Fuller is working with the Larson's (American Family Insurance) on coverage and pricing. [[The underdrain system is located within our individual private properties, it has never been completed nor is it owned by the HOA, and in 1985 was voted by a majority of the property owners to be abandoned as it siphons off tree and landscape water, it was removed from our charter documents. We are the only subdivision within our Silver Springs Community to have an underdrain system. The other subdivisions rely on the county storm drains, sewer lines, and drainage ditches.]

Trustee Douthett has requested to go off the record.

Trustee Douthett has requested to go back on the record, seconded by Treasurer Harsch with all in favor.

Bylaws: Presented by President Fuller. Article 6. Meetings of Trustees. Section 3. Quorum: "A majority of the Board of Trustees shall constitute a quorum for the transaction of business." ... is to be revised for next month's meeting.

Secretary Harsh motioned to approve the proposed changes to the 2011 Budget Option C and set the HOA dues at \$250 per year. [Expenses do not justify this increase. It was not recorded whether the amount includes the MA assessments.]

Newsletter – April 22nd is the deadline for articles.

Budget – Speaking for Treasurer Harsh Bookkeeper Cier presented that currently 40 of the

189 property owners have already paid this year's annual dues.

Master Association: Update by Bill Noland. The Masters Association is auditing the street light power usage. Homeowners need to be watchful of the drain outlets with regards to blockages during high flows of this heavy rainfall Spring. The Quail Meadows Townhomes litigation is ongoing. New signs to be created and installed on the common area property managed by the MA. The Big Lake has some minor adjustments to the dam profile to be completed this summer. [There is still no update on the work on the little lake for which the February 2010 200% special assessment was collected from the 495 billable property owners.]

New Business: No new business.

Next Meeting: May 3, 2011 at 6:30 pm at St. Luke's Church.

At 7:48 p.m., Treasurer Harsch motioned to adjourn, Trustee Douthett seconded the motion and it passed unanimously.

The SSSFHOA Board has not approved these minutes. They contain links, comments, quotes from HOA documents and information that clarifies topics, and inserts other neighborhood activities and opinions the Board seeks to neglect.