



SSSFHOA Board of Trustee Meeting Minutes May 3, 2011

The meeting, held at St. Luke's Episcopal Church, was called to order at 6:35 p.m. by President Harry Fuller. Present: President Fuller, Vice President Ed Cody, Secretary Rick Krebs, Trustee Kristian Mulholland, Trustee Brian Robinson.

Absent. Uninformed vote via proxy were Treasurer Jim Harsch, and Trustee Tracy Douthett.

Visitors: Bill Noland, Lynn Cier

Minutes: The last meeting minutes not completed and approval to be made once the minutes are finalized.

General Business: President Fuller made note of the hard work of Jim Harsch for putting the newsletter together and to Tracy Douthett for all of her hard work in dealing with CC&R issues. Fuller also summarized his discussions with our insurance company regarding potential underdrain issues [The incomplete underdrain system was abandoned by the 1985 vote of the majority of the property owners after the county storm drains, sewer system, and drainage ditches were completed and was subsequently removed from our charter documents. The function of the underdrain siphons tree and landscape water away from our yards. It is also located within our individual property lines and is not owned by the HOA.] The insurance company needs to perform more research on available coverages for underdrain systems and will get back with President Fuller.

President Fuller mentioned the changes in the Bylaws were approved by the board last month [but have never been distributed to the property owner members as required in Bylaw Article XII.] There was also discussion on voting via proxy and if that method had potential for problems when determining a quorum. Minor wording changes to the Bylaws were discussed and Kristian Mulholland motioned to accept the changes as presented, seconded by Brian Robinson and all voted in favor.

Budget: Treasurer Jim Harsh was not available to give this report. Bookkeeper Cier discussed dues and where the association is at with receivables. For the most part, collections are progressing well. The association is still receiving payments for last year's dues.

There was cost expended for underdrain cleaning of about \$1300 and that was the only major cost for the past month. [No mention of where this work was performed or by whose request or what problem this expenditure will alleviate.]

The association did receive a payment via a direct deposit to the HOA bank account. It was discussed that this type of payment is not the way the board wants to receive payments. The board is uncomfortable with any member doing business directly with our bank. The direct deposit made by a member appears to be a way in which the particular member can be assured that proper credit of their payment is recorded as the board has erred in making public comments that this homeowner had not been "in good standing" in regard to their dues and assessments. The board was hopeful this type of action by one of the association's members won't occur in the future.

Architectural Committee: Brian discussed a few items. One, Kirk Pointer (Lot 110) has requested final inspection on his renovation work on 5049 East Meadows so Brian will set-up a time to complete the

inspection. Driveway inspections were expected to be in the works but the rainy weather has delayed the inspections. The inspections will commence once the weather is favorable.

CC&R's: No report since Tracy is absent. President Fuller did acknowledge all of the good work Tracy has done with working with the members on various issues and complaints with homeowners.

Underdrain: Bill Noland reported the underdrain cleaning work went very well. Overall there were only a few locations where major vegetation was found and the drain pipes were relatively clear. Water flow through the system looked good once the cleaning work was completed and this based on monitoring water levels in some manholes. The work was performed on the upper drain system in the same locations as previously completed in past years – the problem sections. [There is no recorded location addresses in an records to date.] No work performed on the lower [location address not provided] system and no issues reported..

Master Association. Bill Noland discussed a number of items as follows:

- Some street light billings very high for electricity usage. Robin will look into to discover potential issues. [Don't count on an answer.]
- Legal proceeding with Quail Meadows Townhomes is progressing. [There is puny reason to force this small subdivision of 9 units to remain in the MA against their will when there is substantial cause they should be allowed to opt out. Precedence has been set by the houses in The Springs subdivision on Walker Court, and the houses on the south end of Quail Meadow Road, neither are SSMA members.]
- New signs are to be made and will be standardized and have continuity. Draft of proposed wording for new signs will be presented to MA board for approval.
- The MA website to be updated and cleaned up. [mere dozens of the 504 properties have signed up for access to view it. The www.silverspringscommunity.com website currently has had 49,447 web user hits.]
- There is a portion of the Little Lake Park plotted as Southshore property. MA is trying to clean up legal descriptions of what has been considered common properties. [There are two properties within the association that are not clear as to ownership. Summit County and High Country Title company have performed research indicating they are "black holes" for ownership not transferred since the very first early deeds. [See Creekside Easement web pages.](#)]
- The Big Lake has some work that is slightly pressing to complete to meet Utah [dam standards](#). The lake must be lowered to complete the work and the lowering of the lake can't occur until later in the year once the seasonal runoff is complete. A site inspection walk-through was completed on both lakes with a representative from Utah dam safety and he was pleased with the progress and work plans.
- Master's Board makeup and functionality was discussed. [The Community Group input can be viewed at this link.](#)]
- [House Bill 104](#) was discussed and there are some new rules regarding lien processing and information required of homeowner associations.

New Business: No new business. Next board meeting scheduled for June 7, 2011 at 6:30 p.m.

At 7:30 p.m., Rick Krebs motioned to adjourn, Ed Cody seconded the motion and it passed unanimously.

These minutes have not been approved by the SSSFHOA Board. 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.

