



## SSSFHOA Board of Trustee Meeting Minutes June 7, 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, Treasurer Jim Harsch, Secretary Rick Krebs, Member Kristian Mulholland, Member Brian Robinson, Member Tracy Douthett.

**Minutes:** President Fuller had minor changes to the May minutes – he wanted to recognize member Douthett for her hard work in dealing with CC&R issues. No other changes – member Cody moved to accept the April and May minutes, seconded by member Douthett and all voted in favor.

**Budget:** Non-board member Bookkeeper Cier, speaking instead of Treasurer Harsch, discussed current budget status. After a dues reminder was sent out, the association quickly received payment from five homeowners. There are 25-30 homeowners who have yet to pay the current dues.

The current bank account for the HOA is about \$33,000. Barring any unforeseen expense for the [abandoned, not owned by HOA] underdrain system, the next anticipated expense is the neighborhood party. We will again seek the assistance from the Masters Association to help pay for the picnic – last year the masters contributed \$800 to the party fund [though this expenditure is not legally supported by their charter and very few MA members ever attend]. The fund helps pay for food, drinks, signs, etc. [for the small handful of attendees from the 504 community properties.]

**Architectural Committee:** Trustee Brian Robinson discussed requests for metal roofing and repair of deteriorating driveways. Brian stated there have been two requests to use metal roofing for roofing repair/replacement projects. There was significant discussion regarding the issue on whether metal roofing adheres to the CC&R's and currently it does not. The committee has previously allowed slip-sheeting for use in snow melt for ice dam problems but that was limited to a five foot strip. Homeowner Steve Fosset [LL-SS Lot 5] was in attendance and offered his architectural knowledge on the subject. He stated there are many products available that are attractive but will always have the metal look. Brian recommended we maintain the current requirements but allow the five-foot strip for ice dam issues - this will maintain the look of neighborhood. Trustee Krebs agreed to maintain continuity and that allowing the use of new products will get us away from the current look of the homes and will also be very difficult from an approval standpoint. Trustee Mulholland suggested the issue be brought up during the annual meeting to get more input from the homeowners. It was left that the current CC&R's would be enforced and further discussions will be made with the two homeowners who have requested the use of metal roofing.

Homeowner Steve Fosset requested his construction (landscaping) deposit be released. His house has been completed and most of the landscaping is now complete. Trustee Krebs lives next door and agreed the deposit should be refunded since the landscaping and upkeep of the property is being maintained and looks good. Brian will send Steve a deposit request form and will process once received.

Brian then discussed deteriorating driveways in the neighborhood and had pictures of several driveways that need repairs. Again, there was much discussion on the issue and whether or not some of the driveways have deteriorated to a point where they are hazardous. Trustee Mulholland stated we should not be identifying hazards, only driveways that are in a state of needing repair. There was discussion of sending notices with a time frame of 2-3 years to complete repairs. Member Fuller stated we should not have any time frame referenced. It was decided that notices will be sent to homeowners whose

driveways are in need of repair, without a time frame identified. The Board wants to make sure the homeowners are aware of issues and that the board and architectural committee want to work with the homeowners in a positive manner. [In the past environmental issues have been considered as cement is among the worst offenders of pollution, not only in its disposal but also in its manufacture. It is critical that the environmental impact and financial constraints of the present recession be completely considered.]

**CC&R's:** Trustee Tracy Douthett discussed issues mainly involving the parking of recreational vehicles, but also of passenger vehicles. [There are many long-term violators of the parking rule. Lot 36, Lot 37, Lot 39, Lot 75, Lot 82, Lot 122, Lot 127, Lot 145, Lot 194, Lot 201, and others.] There have been several complaints regarding boats or other RV's. Homeowner Rich Giles (SLS-122) has had several complaints against him parking his boat and all kinds of construction equipment in his driveway on the corner of Ranch Place and E. Meadows Drive. Tracy and President Fuller have made attempts to talk with Mr. Giles but have not been able to catch up to him. Tracy will continue to try to meet in person and discuss the issues with Mr. Giles. Tracy also stated she wants to try to meet one on one, face to face with people who are in violation of the CC&R's in an effort to work with those people. If that doesn't work, then a non-compliance notice will be sent to the homeowner. Tracy presented a draft non-compliance notice to the board and asked for any input prior to the next board meeting. The board was in agreement that the format of the notice was acceptable.

There was discussion on trailers and that temporary living quarters are allowed when a homeowner is performing major renovation to their home.

**Underdrain:** Rick Krebs discussed the underdrain and currently water is flowing heavily thru the system. The system appears to be functioning properly and the plan is to continue to monitor the flows and deal with any issues that come up. There have been reports that a number of sump pumps in the neighborhood have been running but that is not unusual for this time of year [in part due to the high water table of the artesian wells and artesian springs percolating beneath Silver Springs. When the large lake was drained around 2005 there were around 14 artesian elements counted within its twenty acres.]

President Fuller discussed insurance options for the underdrain system. The insurance company is reluctant to insure the system since the HOA does not "own" the system [because it is located within our individual private properties, it has never been completed, 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.] Even if the HOA took ownership of the system, the insurance would be very expensive. The homeowners voted to abandon the underdrain system and removed mention of it from the CCR's. The board discussed the issue and feels we are addressing problems that arise and are making an effort to locate and maintain the underdrain system. The HOA will continue to perform preventative maintenance and build reserves in the budget to handle underdrain problems.

**Master Association.** Ed Cody discussed some of the agenda of the last Master's meeting:

- There was discussion regarding some homeowners who have constructed and/or modified areas of the dam face on the big and little lakes. Those modifications will need to be removed when the repairs are made to the dam profiles on the lakes.  
[There are also homeowners at Lot 36 (Diesel) and Lot 37 (Bailey) who have encroached onto the stream on [Parcel Q](#) with modifications to landscaping and a patio.]

President Fuller stated there may be major revamping to the structure of the Master's Association and that our Board should be ready to voice opinion once new structure is presented. [This [restructure has been an issue voiced by the Silver Springs Community Group](#) since early last year. See Restructure web page and [tally of property owner survey ballot](#).]

Bill Noland's last day as president of the Master Association is today, June 7, 2011. He will continue to help on issues and give advice but no longer will hold President position [which he held without being an elected board member]. President Fuller will continue to represent the HOA but does not plan to become Master Association President.

**New Business:** No new business. Next board meeting scheduled for July 5, 2011 at 6:30 p.m.

At 8:33 p.m., Ed Cody motioned to adjourn, Brian Robinson 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.*