



SSSFHOA Board of Trustees

Meeting Minutes, Jan. 5, 2010

The meeting, convened at Gunter's house, was called to order at 6:12 p.m.

Members present: Gunter, Sue Pollard,

Treasurer Chris Butler,
Secretary Harry Fuller, trustees James Larson,
Richard Krebs, Brian Robinson

Members Absent: Kristian Mulholland.

Guests: Bill Noland, Bookkeeper Lynn Cier.

Minutes. Treasurer Butler moved acceptance of the Dec. 2009, minutes after it was agreed, on a request from Gunter that an aside comment concerning the Master Assn. lakes be deleted. The motion passed unanimously.

Election. The vice presidency being the only vacant board office, incumbent Sue Pollard choosing to retire, the board elected James Larson to fill the position. All other current officers will serve their remaining second year through 2010.

Committee Chairmen. Gunter volunteered to continue heading the CC&Rs committee, asking that board members generally lend a hand when and if asked to assist getting compliances. Secretary Fuller suggested that such requests could be made to members in whose neighborhoods violations existed, relying on acquaintanceship with those needing to be contacted. Answering Treasurer Butler's question as to how the CC&R violations are handled, Bill Noland explained, usually, the first notice is face-to-face, the second, if necessary, is a formal letter and, finally, fines are assessed for noncompliance.

Discussion ensued about a previous fine schedule developed for the board and Sue Pollard offered to search her records for a copy. It is also posted at the www.silverspringscommunity.com website.

Treasurer Butler and Vice President Larson volunteered to assist with CC&R compliance. Brian Robinson volunteered to head the Architecture Committee, working with Sue Pollard, immediate past Architecture Committee chairman, to become fully informed on committee matters. Treasurer Butler offered to assist.

Richard Krebs agreed to head the [Underdrain Committee](#), which existence undermines the vote and will of the Association Members. Bill Noland, although no longer a board member, said he would stay in close contact with the committee, an acceptable involvement considering he did virtually all of the necessary research on the abandoned and deleted system prior to actual remedial work that benefited his own crawlspace issues and those of other former board members.

When Treasurer Butler asked about the underdrain status, Noland answered that most of the areas where blockage and seepage had been a problem in the "upper system" have been identified and corrected by repair work. Spring runoff will tell the full story, he said. Gunter confirmed that the "lower system" remains a "mystery" as to its full condition or build out status. Location of most access points remain unknown, he said. He added that some reports of water in basements served by the "lower system" were noted in last year's community survey.

Master Assn. It was confirmed that Bill Noland would continue to represent the SSSHOA on the Master Assn. Board of Trustees though he is not an elected trustee and it runs contrary to the MA Bylaws, but when he, Gunter, attends the board meeting, he will vote for the SSSHOA thereby created double representation from SSSF to the MA.

Treasurer Butler, having asked what the Master Assn. board situation was, considering two

condominium HOAs claim they have dropped out, Mr. Noland said the board is functioning as if still comprised of 12 HOA members though only 10 participate. Asked about the upcoming budget, he said the MA board is still waiting for estimated costs on the "Small Lake" dam's drain repair. It was reported that the apparent leak in a new "Big Lake" drain aerator had been patched at a cost of \$8,000, and a system installed to prevent the sort of freezing that apparently caused the damage. Was this work under warranty from Cross Marine? Ongoing costs for lakes maintenance and repairs was discussed, but no action was taken.

"Tiered" fees like those imposed in 2005 -- a surcharge assessed against property owners adjacent to the lakes -- prompted observations that those affected should be agreeable since they derive permanent benefit from lake frontage; that legal challenges would inevitably occur if the MA board could not convince such property owners that the additional fee was fair and equitable.

The lake front owners, three who are on the SSSFHOA board, have hired an attorney to advise them.

Dues. No Monthly Income or Expenditures information was reviewed. Bookkeeper Cier reported that 6 delinquencies remain from last year and that she would send the list to Gunter, including a previous letter sent to delinquent owners so that the association's lawyer, Kevin Simon, could mail delinquency notices.

New business: It was agreed to no longer include the paragraph "Silver Springs Single Family Homeowners' Association. All rights reserved. This document and its content are the exclusive property of Silver Springs Single Family Homeowners' Association. No part of this document may be modified, reproduced, or distributed without the express written permission of the Secretary of the corporation." on the Minutes.

Richard Krebs moved adjournment at 7:36 p.m., the motion passing unanimously

The next meeting was not announced nor posted.