

SSHOA BOARD MEETING MINUTES

NOVEMBER 11, 1991

Attendees:

Lee Case
Jim Coker
Hughes Martin
Sonny Ideker
Karen Schoephoerster
Tom Lanning
Scott Welling

The meeting began with Lee introducing all of the Board members and informing the Board about pending issues. Lisa Hovey had prepared a list of outstanding issues; the list is attached.

Jim Coker informed the Board he will resign as soon as a replacement is located, but he may be willing to serve on the architectural committee.

Several replacements were discussed; Hughes Martin and Jim Coker agreed to contact the candidates.

Since Dick Mitchell's term on the architectural committee expired a search for his replacement is ongoing. Other qualified residents will also be considered.

Many old issues were discussed. The issues are:

- o CC&R enforcement
- o legal options
- o litigation threats against the Board
- o parks completion
- o etc.

The Board concluded we are beyond discussing the legal validity of our CC&Rs and debating this topic further is a waste of time and association resources. Therefore we discussed with Scott Welling several aspects of systematic CC&R enforcement. In no order of importance the aspects are:

- o limited liability and indemnity of Board members-Scott is researching correct indemnification wording for our bylaws and I am securing Trustees liability insurance quotes

- o effective enforcement tools such as lien filings, restraining orders, a fine system- Scott Welling is researching the fine system and will report to the board

- o removal of vehicles violating CC&Rs.

We discussed generally the direction of the Board arriving at the general consensus we should:

- o focus on influencing the surrounding subdivisions aesthetic character to enhance our subdivision
- o determine if a contractor should be engaged to complete our parks-obviously this involves the master association
- o enforce our CC&Rs.

From an administrative point of view I suggested we hire Lisa Hovey to perform accounting, record keeping, and other administrative duties. The Board agreed and asked me to contact Lisa to determine a fee.

Hughes Martin was elected Treasurer and will get the necessary documents completed to transfer control of association money. Karen is the Vice President, Sonny Ideker is the Secretary, while Jim and Lee are Board members. Tom Lanning was elected President.

The meeting adjourned at approximately 11:30 p.m..

BOARD MEMBERS:

Tom Lanning
Hughes Martin
Karen Schoephoerster
Sonny Ideker
Lee Case
Jim Coker
?
Lucy Murphy - MHQA Rep

ARCHITECTURAL COMMITTEE:

Dick Mitchell - term expired
Mike Shepherd - moved from Silver Springs
Randy Spagnoletti - when does his term expire?

ISSUES STILL PENDING:

- Elect officers and fill Gil's seat.
- Appoint Architectural Committee members.
- Follow-up issues from Annual Meeting Minutes and last Board Minutes of September 9.
- Since the CC&Rs were updated from all Amendments, it should be re-signed by all Board members and re-recorded.
- Send Annual Minutes to all homeowners.
- If you wish to send the monthly Board Minutes each month to all homeowners, to save expense I could give the Board a set of printed labels and the Board could copy the Minutes and stuff envelopes.
- Consider changing the CC&Rs where currently the Architectural Committee has considerable control without having to consult the Board.
- Have Sheriff help with placement of safety signs.
- Follow-up with County on calibration of snow plow trucks to help with gravel disbursement.
- Bocher issue is not resolved.
- Find new attorney.
- Lee finish letter to County regarding our water situation.
- Contact County concerning boat business at Richards home.
- Have monthly Board Minutes available at Blue Roof each month.
- Contact Justin Pavoni regarding his front-yard fence.
- Street lights to be fixed:
 - corner of East Meadows and Silver Springs Drive
 - Ruth Wagner's corner
 - Hardman's old house
 - adjust wattage?
 - fix tampered lights by Cloutier
- Finish painting street light posts (10-13), Jim to supply paint & rollers.
- Change checking account signatures.
- Need new light maintenance man, possibly Bill Jordan.
- What do we do with white window panes?
- MHQA take over operational and administrative duties.
- Have attorney check By-laws to see if we can fine for CC&Rs infractions.

PENDING SUGGESTIONS FOR ENFORCEMENT OF CC&RS:

- Sign a contract with the builder similar to what Jeremy Ranch has (see attached).
- Sign a copy of the CC&Rs at time of closing.
- Have Lisa add to computer a notation for those homeowners who are in non-compliance of CC&Rs so when a title company calls for a dues payoff at closing this information could be included as well so the new owner will know of its current situation.
- Discuss information collected by Jim Coker on procedures taken by another homeowners association through his daughter.

Fred

SILVER SPRINGS HOMEOWNERS ASSOCIATION (SSHOA) AGENDA
12-17-91 Board Meeting
7:00p.m. at PPES

1. History of SSHOA.

Brief personal comments from former board members about the SSHOA.

2. Reading and approval of 11-91 minutes.

3. Old Business:

- o report from Lee Case on research by Scott Welling about our indemnity agreement wording, possible fine system, and CC&R enforcement options
- o review of Commercial General Liability and Trustees Liability proposals
- o architectural committee formation and function
- o replacement for Jim Coker.

4. Vote to accept or reject indemnity agreement, liability insurance proposals, architectural committed members, and replacements.

5. New Business:

- o Financial Report
- o Financial Controls
- o Purpose of Dues
- o Parks Status
- o Board Mission Statement
- o Property Development Political Action Group
- o Street Lighting
- o Loose Dogs
- o Bob Haedt-complaint about CC&R violations
- o Current CC&R Violations

- o Other CC&R Violation Complaints Relayed To Board Members
- o Twice Monthly Board Meetings
- o Legal Search Committee
- o Monthly Newsletter Including A Summary Of Board Minutes
- o Written Time Table Focusing On A Functioning Architectural Committee, Political Action Group, And Parks Completion.

6. Board Member comments.

ADJOURNMENT
at 10:00 p.m.