

Silver Springs Single Family Homeowners Association Annual Meeting

October 21, 1994

In attendance: Fred Stayrook, Rick Klein, Ron Yokubison, Robert Carson, Polly Reynolds, Richard Callahan

Meeting began at 7:15.

The President of the Association, Fred Stayrook welcomed all present and then proceeded to discuss the rules of the meeting. In order for the meeting to proceed at least 50% of homeowners must be in attendance otherwise a quorum cannot be established.

Fred Stayrook introduced all present board members. He acknowledged the departure of Cindy Gordon introduced her replacement, Richard Callahan.

Barb Carter and Bill Zim were introduced as candidates for board positions.

A count of 75 residents was totaled. The count included those present along with collected proxy votes. Meeting was adjourned and postponed until a later date.

Meeting adjourned at 7:30.

Master Homeowners Report from Bob Carson

1. The cut through being used on the emergency access road will be closed.
2. A survey will be done regarding the potties at the park.
3. Completion of parks is done. Picnic tables, bike racks and BBQ's are to be installed.
4. Vandallism is down somewhat.

Fred Stayrook's report was read by Richard Callahan, copy included in minutes.
Harley Paulson's report was read by Richard Callahn copy included in minutes.

Report from Marion Boland

Safety in the park a great success. It promoted safety, the county, fire and police officials were present. It was a good promotion for the park and neighborhood.

Financial report from Rick Klein included.

All votes were collected and CC&R changes passed.

Mike McMahon, Susan Ruttenberg and Barb Carter were elected to the board.

Meeting adjourned at 9:10..

Legal Update

Stevens - refuses to sign stipulation. Stevens will be representing himself. The judge is going to recommend that they drop the law suite and resolve it out of court and pay legal costs. Court date is in October. There is a potential gain of \$2,500.00 for SSHA.

Petrarca has been counseled by his attorney to settle the suite - pay out legal fees and close the case. (legal fees would be approximately \$4,000.00). Petrarca still has not paid judge, legal costs - "contempt Citation". A bench warrant will be presented next week.

Lincoln wrote a letter to the county attorney on behalf of SSHA, regarding the Silver Springs - Ranch Place emergency access road.

Alarm System

The board voted to not promote the alarm system on behalf of the Silver Springs board.

Annual Meeting Planning

Board meeting to be scheduled for October 11th.

Board Review of Recommendations for Amendments and Modifications to CC&R.

Section #7.

The board needs to be empowered, not a non-elected party.

#23B

Change paint color back to architectural committee.

Do we have a fall back position regarding the cat & dog issue. How many cats and dogs may we have? How do we monitor how many animals each resident may have. Discussion follows regarding the animal/pet issue. Vote is taken to leave article X - Sec. 10 as it was. "No animals other than house pets shall be kept or maintained in a residential lot less than 2 acres or an any residential project. These animals shall be contained or otherwise controlled at all times and shall be restricted to two per household. Meeting adjourned at 9:20.

Date of next meeting - Tuesday 20th October- 7:00. p.m.

Summary of board members "to do's"

Each board member will prepare an oral report for annual meeting.

Rick will provide mailing labels for meeting notification, proxy, etc.

Board members need to make recommendations for candidates for the board.