

# SSSF HOA 2008 - April 3 Board Meeting Minutes



**Silver Springs HOA Board Meeting**  
**April 3, 2008 at 6:30 PM in the Summit County Library**  
**Conference room.**

Notice of this meeting was on the SS website calendar for a full month and notice was sent twice via Google Groups to eleven individuals on the Board and volunteers.

Board Members in attendance: Michael Winer, Dave Coehlo, Lucy Archer

Board Members absent: Sue Pollard, Gordon Jones, Lyn Cier, Paul Stangeland, Bill Gunter, Skip Domenick. Two proxies provide a board quorum.

General Members present: Clay Archer,

Michael Winer (accepted as "Chairman" does not want to be President) conducting: Michael will fill in the application to open a checking account at Home Savings Bank. Two signators and an alternate will be placed on the account, probably Michael Winer, Lyn Cier, and Dave Coehlo.

Lyn Cier sent a note stating that 79 members have paid their dues within 30 days, nearly 50%. Her Budget Update indicates we have \$37,361.69 in our SSSF account. Michael said that the MA has asked for our full annual payment to them but that he feels we should explore the idea of paying the MA quarterly so that we don't deplete our account so drastically. Upon looking at the MA Budgets for the last couple year it appears they do not have any large account payments so should not need our dues in one lump sum. We all agreed we prefer to keep the money in our account earning interest and to pay the MA quarterly.

The SSSF HOA currently pays to Masters Assoc. annual dues of \$33,075. (189 lots X \$175 = \$33,075)

See MA Budget 2008 at <http://www.silverspringshoa.org/budget/> (504 units X \$175 = \$88,200)

Michael has many questions on how our money is spent. Lucy has been assigned to talk to Jerry Romero (SS resident and pres. of the MA) to give us more details, particularly regarding the following MA expenses: Maintenance, Utilities, Liability Insurance, Management Expenses, and Legal Fees. We feel we need to be more responsible for how we spend the HOA money. As a new President he feels due diligence and examination of costs is required and we all agreed. We calculated that if the MA has around 500 members (number from Robyn Bailey) and SSSF has 188 members, then the SSSF is around 38% of the MA membership. Therefore our share of the MA Proposed Budget for 2008 of \$88,200 is \$33,075. Our share seems disproportionate because there are 12 or more smaller subdivisions in the MA and the 62% is sliced among them. Our SSSF dues are currently \$250 per household, \$175 of that goes to the MA. Our SSSF dues have been

increased three times in the last three years. We all agreed that our fiduciary duty requires us to more closely monitor why the MA has such a large budget and request they trim their expenditures. All Board decisions will be made over time after exploring facts and options.

Comments were made at the MA meeting on March 24, 2008 to the effect that Summit County had given the MA \$35,000 for the big lake clean-up but actual costs had been four times that amount. We were surprised to hear this because we had heard that much of the labor to remove the goldfish had been performed by lake residents. We would like to know the actual breakdown and total for the big lake clean-up and if these costs include clean-up of the little lake (Duck Pond). Skip told us last month that the MA had made a lot of decisions on these matters and that the SSSF had never signed off on anything regarding the lakes. It was noted that North Shore had eleven (possibly + NS Lot 5), Park Place had seven lots, and SSSF has fourteen (possibly 15) lots, and Mountain Regional has lake perimeter around the pump house parcel, for a total of around 34 owners. The MA has lake frontage at the park. It was proposed that the lake perimeter should be calculated and the cost of maintenance divided up according to the length of frontage each owner has on the lake. It does not seem equitable that the cost of lake maintenance and liability insurance be divided up among the MA membership when the majority of the access, use and enjoyment is realized by 34 owners. The cost of the liability insurance itself divided up among 188 owners is close to \$35. each, annually.

Michael wants to know who now owns the lakes (MA?), what the timeline was when the HOA lost access to the perimeter walkway and access points to the lake that were part of the original amenities of SS. How was the property absorbed by lake front owners? If the HOA has lost access for the most part to the big lake except for the 34 owners on its perimeter then should the 188 homeowners share equally in its maintenance and liability? Rather than having the 34 owners pay for their full share of its maintenance and insurance, Michael would prefer that the full SS membership regain access to walk around the full perimeter of the lakes. If the SSHOA never signed off or gave approval for the actions taken by the MA then are we responsible for their decisions?

Jerry Romero reported at the MA meeting on March 24th, that three light posts had been damaged during snow removal this last winter. Does the MA repair these or is SSSF responsible for the ones in our area? Many mailboxes were damaged by private and County snow plows. Several could not even be accessed for periods of time during mid-winter. These are individual homeowner responsibilities to repair as promptly as possible as they give our neighborhood a shabby appearance.

[A flyer will be produced and distributed to the HOA members this next week regarding the timely repair of damaged mailboxes, etc.; reminders to attend meetings (see calendar on website Home page); reminders to apply to ARC committee and use forms (available on the website) for all remodeling and landscape changes; reminders to access neighborhood information on the website.]

The new SSSF Articles of Incorporation are complete. Approved by the trustees, to be approved by the Members on October 13, 2008 at Annual Membership Meeting. Then they will to be recorded, to be added to the website.

Dave gave a brief Compliance Committee Report. The only property at this time that needs to be brought up to standard is on Lot 1. The home was the SS model home in 1979 built by Vern Hardman. It is owned by non-resident Richard Clark, and used by a resident who is infrequently in residence. There are many items to be repaired or replaced and the house needs to be painted. Sue Pollard has been working with the owners to help them recognize their responsibility and the action that must be taken to repair this property, which is at the entrance to our subdivision.

A letter has been written to Lot 49 Rand Howard regarding the dumpster he has had in his driveway for 3 1/2 years (2004). Asked him to remove it.

The drainage issue at Lot 42 has returned. The verdict is not that it is clogged but that it is over-taxed. Michael working on what action to take for a more permanent solution. Lot 65 on East Meadows Drive is having drainage problems and may need to add a French drain.

Updates and currency of the new website were discussed. The site has been changed from a static HTML Dreamweaver format to a dynamic Linux WordPress format by Cynthia Spangler of PC Web Design. Cynthia has helped Lucy learn how to add content and use the site for increased benefit to the HOA. The website now has a Search function and a password protected Member Directory. Lucy has added professional photos of Silver Springs and added over a dozen new pages such as Our Community, History, Recreation, Government, Green Life, Maps, Waterways, Yard Tips, and many new Links.

A calendar of HOA events and the SSSFHOA blog for neighbor comments link is now on the Home page. The advantage of a dynamic format is that there are four levels of authorship. Board or HOA members who have an interest in contributing to the website can be given access to author/edit pages over which they have full artistic and content control. Members having interest in this webpage function should write to [sssfhoa@gmail.com](mailto:sssfhoa@gmail.com)

Board members are now using "Google Groups" to correspond with each other. There are currently eleven members in the group including board members and volunteers. There were comments and discussion on how to use "Groups" to share information.

Summit County Transportation buses - service or nuisance. The MA had discussed that the County provides very little support in way of our subdivision roads and drainage, etc. The buses pass through our neighborhood every fifteen minutes and are causing a lot of wear on our roads. Safety issues are a concern, particularly during this last winter when snow banks were so high they limited visibility and the width of some road sections were narrowed. Children walking to and from school and folks out walking their dogs were at risk of injury. Since the MA meeting Lucy contacted SCT and talked to Ken Cashel. He said the department has been looking into better solutions. They are considering running the heavier buses along Hwy 224 and moving mini-buses through the neighborhood. If they re-route they will try to access more arterial roads and drive deeper into the neighborhood to pick up Ranch Place and Willow Creek passengers. The schedule for this summer is in print so changes may be for next winter.

The CCRs direct that the Board be covered by liability insurance. Our SSSF budget indicates the HOA pays \$1,300 per year for insurance. Michael would like to know who issued this policy, what it covers, etc. We need to find out who was elected to the Board, when their terms began, when they were placed in offices, which Board members were appointed, which members only want to be designated as volunteers. We are still looking for someone to be Treasurer, Lucy to call HOA members who filled in the March Volunteer survey, who are not already helping the Board, to fill committee positions - Terry Moffit, John Dougherty,.

We have scheduled our next Board meeting for June 5, 2008. We will correspond via email.

Attendance replies as follows: Paul S. is out of town; Sue had a sick child; Gordon has family obligations that may require him to tentatively resign from the board; Lyn unable to attend; Skip Domenick absent, Bill Gunter absent.

Send Comments and Minute Corrections to: [sssfhoa@gmail.com](mailto:sssfhoa@gmail.com)