



**SILVER SPRINGS SINGLE FAMILY
HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING**

December 15, 2008 in the Multi-Purpose Room
Parley's Park Elementary School at 7:00 PM

2008 Board Members Present: 1- Michael Winer, 2-
Lucy Archer, 3- Bill Gunter, 4- Dave Coehlo, 5- Sue
Pollard

Board Members Present Elected October 13, 2008: 1- Lucy Archer, 2- James Larson, 3-
Bill Gunter, 4- Ed Cody, 5- Jan Zinn, 6- Dave Coehlo, -7 (Natalie Shein – resigned).

Total Members in attendance: 32. Also: SSSF Attorney Lincoln Hobbs.

No agenda was provided to attendees.

This illegitimate meeting was called to order by Michael Winer.

Were there Members Present and or Proxies enough for a Quorum (95)? Winer
announced there were 90 ballots, then corrected himself to say there were 96. The
minutes state there were 102 signed ballots.

- 1) **Reading and approval of Minutes of November 6, 2008 meeting.**
Minutes had been provided to four board members for approval.
Michael asked if there were any corrections to the minutes. Mrs. Archer
commented that she, as a former and newly elected board member, and the other
newly elected board officers in attendance at the Nov. 6th meeting had not been
issued copies of the minutes. Michael continued, stating the minutes were
approved.
- 2) **Reports.** There were no current reports given. No past minutes were approved.
- 3) **Unfinished Business.** October 13, 2008 General Meeting and Election:
Michael gave an overview of what had brought us to this replacement meeting
and an election of a second Board of Trustees even though 81% of the
Association Membership had participated in October.
 - 1) Bill Gunter and Sue Pollard had cast aspersions on the preparations for the
October 13 election and on the character of those who had been on the
ballot and were elected. Pollard had made a motion to review the process
of nomination for the October 13th meeting. The motion was passed by
Pollard though only around five votes in favor were cast from the audience
of 74 participants.
 - 2) Gunter, Pollard, and Winer referred this issue to the SSSFHOA attorney
Lincoln Hobbs. After Hobbs review of HOA Bylaws and information
from HOA Members (Skip Domenick, Sue Pollard, Bill Gunter, Lucy
Archer), Hobbs recommended a new General Replacement Meeting and

Election be held though he had no valid reason other than that the ambush had occurred and now needed remedy. This recommendation cost the Association members [[\\$1024 in legal fees for December 15 alone](#)] over \$8,000 in attorney fees from October to December 2008 (as reported on the [December 2008 SSSF Budget](#)).

- 3) At the November 6th unofficial meeting and after review of the attorney's letter and recommendations, Gunter, Pollard, and Winer agreed to the new annual meeting. Lucy Archer voted no, Jan Zinn, and Ed Cody abstained. Winer then formed a new nominating committee made up of Michael Winer, Lyn Cier, and Bill Gunter, to proceed with a new nomination and election process, placing Winer and Pollard on the new ballot.
- 4) Nominations, as well as ballots and proxies were sent out by U.S. mail to all general members in good standing.

4). **New Business.**

No new business was brought up.

5) **Election.**

Winer introduced the second slate of candidates, ignoring the 120 ballots from Members. Nominations from the floor for additional candidates were accepted. One made. Winer called for candidates to introduce themselves though the balloting was already being counted.

Attorney Lincoln Hobbs placed a motion to have the board officers installed tonight according to the number of votes received, viz. the candidate with the most votes would be president, the candidate with the second most votes would be vice-president, etc. Lucy Archer stated that our HOA Bylaws provide that the board of trustee officers be elected by the trustees at the first meeting after the election. Hobbs called for a vote. Members wishing to follow the HOA Bylaws won. The board officers will be elected at their next meeting.

Archer remarked that since a new full board was being elected that the term of service would be agreed upon by the new trustees as designated in the Bylaws. Four trustees shall be assigned to two-year terms, the remaining three trustees shall be assigned a one year term.

A woman that is not a SSSFHOA member but is a friend of one of the rogue board members had counted the ballots out of view, behind the stage. There seemed to be some problems and questions about the ballots. The count took longer than expected. It was announced there were 102 unverified signed ballots and one unsigned. 181 Voting lots in good standing (189 lots – 8 not in good standing).

Election results were announced by Lyn Cier, first seven are new board members. Chris Butler, Jan Zinn, Kristian Mulholland, Bill Noland, James Larson, Sue Pollard, Bill Gunter. On the ballot but not elected: Harry Fuller, David Coehlo, Michael Winer, Richard Krebs, Lucy Archer [Archer had abstained from what she considered an illegal election, as had a number of her supporters.]

Write-Ins: Bill Kahn, Brian Robinson, Ed Cody, Terry Moffit, and Judy Grady.

6) **Additional Business.**

-Bill Noland made a motion that the board formerly investigate the costs of hiring a professional firm to handle administrative functions of the board. The motion was accepted by Chris Butler and seconded by Jim Harsch.

-Bill Noland was asked to give a brief overview of the under ground drain system [See at <http://www.silverspringscommunity.com/utilities/water/underdrain-system/> . Bill explained the current issues and that he would be reviewing them in greater detail at the next board meeting. No mention of the attorney Hobbs letter from September 15, 2008 on the issue.

-There was a brief overview of the Blue Roof / Walgreen situation.

<http://www.silverspringscommunity.com/utilities/water/underdrain-system/>

There being no new additional topics to discuss a motion was made and seconded to adjourn the meeting. Meeting adjourned at 8:30 PM.

The next board meeting scheduled was not announced



Thirty-two members in attendance

Items not discussed:

- Master Association dues to be reduced.
- Need to update our 1985 Bylaws.
- Status and ownership of the [SSSFHOA Creek Easement](#).