



**Silver Springs Master Association Meeting  
Monday, June 16, 2008, 7-9:40 PM  
At Silver Springs Park Pavilion**

**In Attendance:** Lucy Archer (MA President), Bill Noland, Jerry Romero, Jane Washington, Michael Winer (Silver Springs SF), Bill Gunter, Rosemary Craighill (Meadow Wild), Gaylynn Mooney, Clay Archer, Jim Kennicott, Allen Durfee (Ptarmigan), Tim Sattelmeier (Sec. Silver Meadows), Glen Lent (V.P. NorthShore), Nancy Samson (Quail Meadows Townhomes), Jane Hamilton (Park Place), Anthony Sands (Quail Meadows Condos – last meeting attended July 2005), Robyn Bailey (MA-Manager).

**Voting Members:** 1) Rosemary Craighill (Meadow Wild), 2) Allen Durfee (Ptarmigan), 3) Tim Sattelmeier (Sec. Silver Meadows), 4) Glen Lent (V.P. NorthShore), 5) Nancy Samson (Quail Meadows Townhomes), 6) Jane Hamilton (Park Place), 7) Anthony Sands (Quail Meadows Condos).

**Not present:** 1) Mark Rasmussen (Willow Bend West), 2) Ron Duyker (SouthShore), 3) Whit Logan (Meadow Spring), 4) Ray McKeown (Willow Bend East), 5) Phil Tisovec (Silver Meadows), 6) Bill Rusconi (The Springs), 7) Brenda Lake – WBW manager (last attended on Feb. 12, 2007).

1) **Presidency:** The meeting started with two agenda's, one from the newly elected president Lucy Archer, one from the former president who wanted to be reinstated, Jerry Romero. Jerry tried to take charge of the board meeting and president Archer interjected to say that she was the elected president and she quoted the bylaws that said a president was elected for a two year term. She said that she had 50% of the vote since some board members had missed more than three meetings in a row leaving only eight eligible to vote, plus she had three additional votes, two of which were now present. Michael Winer said that Lucy is more than qualified to serve and better prepared than many others. Lucy has gathered all the MA documents along with an index with links to each, and has put all of them on the Silver Springs website: Lucy has added web pages for each of the thirteen subdivisions including rosters, documents, maps and photos; she has made an online chart of all the parcels and waterways, with legal descriptions and photos, over which the MA is responsible. Jim Kennicott said that there is title to all documents. Lucy has made a chart with links for each of the MA documents from its inception in 1989 to the

unrecorded 2005 Amendment which remains unsigned by SSSFHOA and Quail Meadows Townhomes. These documents are public record and are available on-line.

Jerry said that he was un-resigning because he had been hasty, and because Ron was concerned that Lucy was asking too many questions and he wanted to see the budget carried out to the end of the year. Jerry explained that many times he did not vote on an issue as president in order to be directed by the board instead of just his agenda [his agenda like asking Anthony to work on a duplicate website without budget or Board member knowledge or approval). Jerry stated that he and the board have put in many hours on several projects and that Lucy seems to think we have done it all wrong. [Jerry's supposition based on Ron's fear] Jerry also said repeatedly that it is the job of the president to unite the HOA's and to do as the board asks. [During her month as president Lucy called each of the subdivision presidents, a couple said they did not even know who Jerry was although he had been president for three plus years. This seems to be for two-fold reasons: Jerry never made contact with them and they did not attend meeting as they did not feel included as the focus of the board had been primarily on the lakes.]

Jerry said he wondered why Lucy never called him or asked him questions. Lucy responded that he had never returned her calls nor responded to her e-mails. Jerry said that he had only received one question from her and that was concerning his children's help with the SSSFHOA annual party. Lucy then began to enumerate and quote what she had written to him in emails. In March Lucy had been assigned by Michael Winer, the SSSFHOA interim president, to contact Jerry and Robyn for line-by-line detail of the MA Budget. Lucy had asked both of them for more details. Then Jerry admitted that he had received those inquiries but that he had called Michael directly and had never responded to Lucy.

Nancy stated that she was not comfortable with last months vote with just four votes [though there had been precedent, as other MA officers in the past had been merely assigned. Her uneasiness increased by Robyn Bailey's email and by the inflammatory and contrived e-mail that Ron Duyker had sent out earlier that day to the board members]. Lucy then spoke and restated that she received a total of seven votes from a possible twelve. Lucy had been nominated by Jerry (1), seconded by Rosemary (2), voted for by Nancy (3), Tim (4), verbal and present today Glenn Lent (5) and Allen Durfee (6), and verbal but not present, Mark Rasmussen (7). Lucy said that she felt that she had been targeted for asking questions regarding board expenditures, board failure to uphold the MHOA Bylaws, why the MA Board had not performed a contract for the HOA manager, and for park maintenance services. Why the annual MHOA Member meetings were not being held, etc. These inquiries by Lucy began as her assignment from the SSSFHOA board. To remove Archer as Master president, though no one else had stepped up last month to serve in this capacity, was a cruel and manipulated action engineered to cover-up the ineptitude of the board, which in effect clearly demonstrated that which they sought to hide.

Anthony then interjected and asked that we postpone the meeting since all twelve members were not able to come and a notice to resolve the president situation had not been sent out. [This meeting had been posted on the Silver Springs website calendar for over a month, all board members had been contacted by telephone prior to this meeting.]

Anthony said that he does not know who the president is. Anthony then told the board that he too has built a website [under the direction of Jerry Romero and Ron Duyker]. He expressed that there has been a lack of communication on who was to build a web site and he knew the Archers had been involved since around 2000. [The board members present were surprised to hear of the duplicate site as it had **not** been discussed with them or included in any MA budgets. Sands had not attended a previous MHOA board meeting since July 2005 and had not been re-elected by his subdivision for many years.].

Gaylynn Mooney tried to explain the Aqua Blue cost and treatment. She explained that the application has to take into account that the water moves down stream and that the big lake alone has several artesian springs diluting the product.

Lucy tried to get back on track with the established agenda. Anthony repeatedly interrupted the meeting and repeatedly took the floor. Anthony asked the voting members to raise their hands; there were eight voting members present. Anthony said that the board had a quorum and invited the voting members to meet at his picnic table. [Michael Winer then tried to introduce some reason into this ludicrous situation by re-stating that Lucy had been duly elected, that she agreed to being an interim president until there could be an election in November, as established in the Bylaws, that Lucy had good knowledge of the MA documents, the MA responsibilities, and the parcels of the MA. Lucy had placed all this information on the web site and made it accessible to all the General Members, Lucy had personally spoken with all the twelve MA presidents. He made the point that he was not sure why Ron and others felt threatened by her inquiries, he argued that the way the board is set up one single person could not change the budget alone without a majority vote. After a few moments Jerry said that he hadn't considered that and that he would remove his bid to be re-instated.

However by this time Anthony was on a roll with his personal agenda. The board members listened to Anthony and Jim Kennicott for about ten minutes and then Anthony came back to the rest of the waiting group with his solution to the problem he had attended the meeting to create... [Anthony had not attended a board meeting since July 2005, therefore making his position as a trustee invalid. See Bylaws.]. Anthony asked if both Jerry and Lucy would accept their solution to this unconventional problem. He proposed that until the November election that the 13 board presidents would run the board as a group. One of the board will run the meetings and they wanted to resolve this issue with an attorney *so in the future this situation will not be a problem [someone had foresight to know that what was being played out here was highly questionable.....In January 2009 the next MHOA board pres was elected with three members present and one valid proxy.]* Jerry readily agreed [as he had brought the attorney and had already dropped his bid]. Voting member Rosemary Craighill asked that both Jerry and Lucy attend future meetings, she stated that the board values their ideas and wants their input. Rosemary asked that Lucy consider running for president this Nov.

Lucy was not happy; this was a harsh solution to a contrived issue. Her election was valid with a quorum vote. Jerry had dropped his bid, and it had been decided on May 19th that a General Membership election would be held in November 2008. There was no harm in this strategy but there was premeditated malice by three entrenched former trustees underpinning this new course of action. Lucy stated that she felt like she was fired

without reason and had been victimized, that she was not appreciated for all the work she had done to organize and put the MA on track, and to make information accessible for all the 508 General Members of the MA on the website. Rosemary said she was sorry that Lucy felt that way. Lucy said she could not work with Jerry Romero as he had been undermining her efforts since 2000 when trustee Brodie Pollard had first asked her, on behalf of the MHOA board (see 2000 Minutes), to build and launch the [www.silverspringhoa.org](http://www.silverspringhoa.org) website [moved to [www.silverspringscommunity.com](http://www.silverspringscommunity.com)].

Jim Kennicott, the lawyer that Jerry Romero had invited to this meeting, explained that when someone resigns a successor is appointed [Jerry resigned making the announcement at the April board meeting and sending written notice via e-mail to Robyn, and Lucy was appointed and elected]. Jim Kennicott suggested that the board call a meeting using a waiver of notice. To have a meeting without the standard thirty day notice. The notice is only affective if the board members know what the agenda is and also receive a proxy form sent with the packet. Proxy should be given to a person [**trustee**, see Bylaws... Quorum] that is going to attend the meeting. A notice will be sent to all twelve [13] voting members [presidents, or their official nominee, of each of the twelve subdivisions] that will include a proxy and a waiver of notice. The waiver should state that formal notice [30 days] was not given, however, the board members agree to accept the waiver and the outcome of the action taken at said meeting. Jim also said that for every future meeting each member should send in a proxy, board members attending do not need to send a proxy. Normally if a president resigns the vice president steps in or the board appoints someone, this board did not have officers other than president. [Again demonstrating that the proceedings of this meeting were a non-issue. Whether you say Lucy was elected unanimously on May 19th by members present, or Lucy was appointed as interim president until November elections, either would have been the proper procedure.] [Appointment or election of officers was on Lucy's Agenda for this meeting]

Michael Winer tried to get the assembled board to understand, the president of the board does not act alone without the board backing. It binds the association to be reviewed and approved by the board and the president is the acting arm. The premise for the actions taken during this meeting are without merit. When Lucy left the meeting she said she was disappointed that the board had taken this course. Lucy had been trying to help the Master Association to be run properly according to the Articles and Bylaws, showing fiduciary duty and accountability to all the General Membership, she thought there were members present who also wanted the board to get on the right track. The actions being taken this evening were completely contrary and outside of the established rules.

After Lucy's departure the board decided to meet on Thursday June 19, 2008 at the Park at 7:00 p.m. for a quick meeting to install officers for the MA Board.

**These items were dismissed until the July meeting.**

**2. Election of officers**

**4. Recording of 1990 MHOA Bylaws; amendments.**

**3. Lakes: maintain warranty on dams with checklist.**

**4. Flooding follow-up: Hansen and Parcel J**

**5. Disclosure of \$80,000+ in CDs collected from Members**

**6. Audit for MHOA books (19 years without oversight).**

**7. 2000 Website is official Master website.**

**8. Mission statement:** <http://www.silverspringshoa.org/master-association/ma-mission-statement/>

**9. Other: Bridge from Ptarmigan to Open Space; raised walkway to Swaner from NorthShore; removal of Dyer's Woad from west lake parcel; development of boat launch area; management contract; clean-up and repair of NorthShore entrance; cattail clean up of waterways.**

**Meeting adjourned 9:40 p.m.**

**Next meeting July 21, 2008 [held July 14, 2008]**

Silver Springs Master Homeowners Association Board Meeting Minutes are the property of the Association Members. In this manner the Board is held accountable for their actions. The Association Members hold the right of free access, perusal, and use of these documents and chose to do so at the Member website at [www.silverspringscommunity.com](http://www.silverspringscommunity.com).