



SILVER SPRINGS SINGLE FAMILY HOMEOWNERS ASSOCIATION

OCTOBER 2, 2008 BOARD MEETING
AT SUMMIT COUNTY LIBRARY

PREPARATION MEETING
FOR GENERAL ELECTION TO BE HELD
OCT 13, 2008

Board Members in Attendance: Lucy Archer, Bill Gunter (proxy *named Sue Pollard*),
Dave Coehlo (proxy *to Lucy Archer*)

Board Members Absent: Sue Pollard, Michael Winer

Public in attendance: Clay Archer, David Ure, Bill Miles

General Discussion:

1). The proxy ballots are to be mailed in time to give the General Members ten day notice of the Annual General Meeting on October 13th. The hold up on printing and sending out the ballots was that the interim chairman (president) Michael Winer has not provided notice whether or not he wants to be on the ballot. The ballots were printed after 5:00 PM today and will be sent out tomorrow to comply with our rules.
[Still no response from Michael tonight after midnight.]

2) A brief survey was included with the very late September newsletter. Sue Pollard had a preview of the survey *on October 1st between 12:02 and 12:55 PM while on the telephone with Lucy*. Sue gave some valuable advice, including the exclusion of the question on the underdrain system as she felt it was a moot issue and “Pandora’s box”. The results of the survey could be an item of discussion at the Annual General Meeting. Michael received a letter from Lincoln Hobbs the HOA attorney on September 15, 2008 regarding the underdrain system; the reply or its content has not been shared with the SSSFHOA Board. On September 22, Michael and Bill Noland gave a report to the MA Board regarding the underdrain system. No email or report to the SSSF Board about this letter.

3) On the phone, Lyn Cier reported that she would have the SFHOA Budget report ready for the Annual meeting and would give it to Michael. Also we were looking for the report on who was still delinquent on their HOA dues so that a ballot would not be mailed to those ineligible members. Lyn said in the past she sent out the ballots to all the members but held out any that were returned from ineligible members.

4) The Nominating Committee did a great job recruiting members, making it possible to have seven members on the ballot. On the ballot are the names of Lucy Archer, Ed Cody, Dave Coehlo, Bill Gunter, James Larson, Natalie Shein, and Jan Zinn. We are fortunate

to have new members and new energy and ideas to help us run the Board. [An eighth member, John Coursen, presented his name for the ballot; it will have to be added as a write-in. On Friday Oct. 3rd Michael sent an email to give notice to put his name on the already printed and delivered ballots.]

5) ARC Committee- John Coursen reported that the Lot 85 owner has cut down six of her nearly 30 year old spruces. On October 1st, while discussing this item, Sue had said that she was not going to tell anyone what to do with their yard, which is counter to what is the responsibility of the Board: to uphold the CCRs in our neighborhood. [Landscape and Ground Maintenance – 2003 CC&Rs] The trees apparently were experiencing needle drop because the trees were not being deep watered. Our area is experiencing another very dry summer, in a string of seven or eight dry summers. Just prior to the meeting Kristin Kobler had despaired that such beautiful parts of nature were so unappreciated by some people. We remember when Ray and Helen Duggan planted those trees a couple decades ago.

Lot 1 -- Clark – remodel very slow; owner lives out of state and is in poor health.
Lot 12 – Sadowski – replaced old fence with taller new one; other work
Lot 14 – Foreclosure – on market by PC Group, with Mike Mazzone, bank owned.
Lot 72 – Taylor – remodeling dining room and widening their driveway
Lot 96 – Foreclosure – remodel in progress Sue does not know who is working on it.
Lot 144 – Grady – completed exterior remodel and door installation.
Lot 145 - Marchetti – complied with request to change his exterior house paint color.
Lot 195 - Carriel – replacing exterior siding.

6) Former Utah House of Representatives for District 53 Congressman Dave Ure made a surprise visit, along with Bill Miles. Both men are running for the Summit County Council. Dave Ure had been on the **Administrative Rules Review Committee (ARRC)** from 1993-2006, as House Chair for most of that time. He congratulated Lucy for her struggle and stamina in working to bring order and disclosure to the MAHOA. It was surprising how far our local wrangling had become known. His advice to Lucy was this:

--Implement Roberts Rules of Order in your HOAs- Dave said that he has learned that it doesn't matter who you are, or what your contributions may be, if the person or persons running the meeting don't like you, you will never get the floor unless you follow Roberts Rules.

--Always carry, and make sure everyone has access to, a Handbook of Ruling Documents.- Dave said that he has seen many arguments and struggles for control settled by looking up the Rules and Regulations that govern the organization. The State has established the Condominium Act to regulate HOAs and provide minimum requirements. In HOAs it is easy for people to stray from the intent and organization established for governing when members and officers do not follow the Articles, By-Laws, and Declaration of Covenants, Conditions and Restrictions. Good governance comes from an informed board and

constituency. You cannot achieve that if the basic documents are not acknowledged and used.

--His work on the ARRC and other experiences have taught him that the best way to stop controversy is to dispense information. Dave saw the Board Books that Lucy had organized for the SSSFHOA and the MAHOA and congratulated her on compiling and sharing her research with others. "It is people like you that make a path for positive progress and quick resolution of problems. During meetings let us (the public) talk, why are board members so afraid of the public?" Dave then shared one of his favorite Thomas Jefferson quotes: "I know of no safe depository of the ultimate powers of society but the people themselves; and if we think them not enlightened enough to exercise their control with a wholesome discretion, the remedy is not to take it from them but to inform their discretion." In other words, good government comes from an informed constituency. Don't withhold information or devalue its usefulness, let the members of the Board and the General Members of the HOA have unhindered access to the HOA documents, minutes, budgets, workings of the board, etc., and let the people contribute and share in how they are being ruled.

7) Ure and Miles asked if they could attend our October 13th Annual Meeting. We will have to check how much we have on our agenda, whether the Board approves, and whether we will have time to send out a quick notice. We reserved the building for two hours; we will check whether this may be expanded at \$40 per hour.

The Palin-Biden debate is tonight and everyone was interested in watching it.

Meeting was adjourned at 7:00 PM.

No official business was conducted at this meeting.

Minutes are recorded to document the activity of this board.

Next SSSFHOA Meeting will be held on November 6, 2008, same place.

Corrections incorporated in italics as provided by meeting attendees on November 6, 2008.