

SSSFHOA Meeting Minutes January 5th, 2009

Board Members Present (newly elected): Bill Gunter, Bill Noland, Sue Pollard, Christian Mulholland, Chris Butler, Jan Zinn, James Larson.

Also present: Michael Winer (outgoing President), Harry Fuller, Richard Krebs

Meeting was called to order at approximately 6:30 p.m. by outgoing Board of Trustees President Michael Winer. Minutes of the December 15, 2008, Silver Springs Home Owners membership meeting were unable to be approved as Dave Coehlo who had recorded the minutes was unable to attend the meeting and did not send prior. It was agreed to have Dave e-mail minutes to all for approval by next meeting.

President Winer, in opening the meeting, declared his intention to submit a formal resignation as Board of Trustees president. New board member Bill Noland said that was unnecessary since Mr. Winer's term of office had expired. Mr. Winer submitted his resignation in writing anyway.

In "unfinished business," board member Noland reminded members that Home Owners Assn. (HOA) members, in general meeting Dec. 15, approved investigating the possibility of engaging a paid management company to conduct certain on-going HOA obligations. Following discussions of this subject, it was agreed that various board members would contact individuals and companies performing such services and interview other home owner association residents who have experience with such services and Christian Mulholland would get these bids for the board. Motion was passed to get bids on these services.

Following discussion about the board regaining direct control of the HOA's website and/or domain, board member Chris Butler was delegated the responsibility of proceeding with this effort.

Lynn Cier presented a financial report showing that Silver Springs HOA income from Jan. 1 to Dec. 15, 2008, at \$44,955 and total expenses for the same period at \$42,511.44. Her figures for the (2009) budget expenditures were \$67,050, adding that the HOA has a reserve of approximately \$20,000.

Election of Officers. Nominations and general discussion led to the election of Bill Gunter as Michael Winer's successor as Board of Trustees president. Sue Pollard was elected vice-president, Christian Mulholland, secretary and Chris Butler, treasurer. Harry Fuller, a Silver Springs Home Owner member and retired journalist, attending the meeting as an observer at the invitation of Bill Gunter, agreed, at the request of board members, to assist Secretary Mulholland as "recorder" in keeping board and HOA meeting minutes, which would be submitted for approval to Secretary Mulholland at each meeting's conclusion.

It was agreed that Bill Gunter, Chris Butler and James Larson would serve as 2-year board members and that Sue Pollard, Jan Zinn, Bill Noland and Christian Mulholland would serve 1-year terms. Bill Gunter assigned board member Bill Noland as the board's voting representative to the Masters Homeowners Assn and volunteer Richard Krebs would also attend the meetings on behalf of our HOA.

Chris Butler commented on the "cloud on the deeds" that Lucy Archer's recordings has caused and Michael explained that the board should contact the Masters Assoc. attorney for more clarification.

Responding to remarks concerning HOA relationship to the Masters Assn., Michael Ivner reported that the Masters was working on new by-laws and they will be considered at the next Masters board meeting. Trustees Board Member Sue Pollard recommended exploring enlarging the Silver Springs HOA representation with the Masters considering it has the largest number of home owners subject to Masters policies. Bill Noland explained that current recorded documentation would prevent the masters from altering voting strength by Master HOAs, but it could be possible to require that, on particularly crucial matters affecting all Masters HOAs, every household could be given a vote, thereby increasing the Silver Springs HOA's determining strength. Lynn Cier asked why the Silver Springs HOA could not make semi-annual payments to the Masters rather than on annual payment.

It was agreed that the next meeting would focus on a presentation by Bill Noland regarding the drainage issues.

The meeting was officially adjourned at 8:30 p.m.