



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

January 5, 2009 in the Auditorium at the  
Kimball Junction County Building at 6:30 PM

Board Members Present: 1- Chris Butler, 2- Jan  
Zinn, 3- Bill Gunter, 4- James Larson 5- Kristian  
Mulholland, 6- Bill Gunter, 7- Sue Pollard

Members Present: Harry Fuller, Richard Krebs, Michael Winer

Meeting was called to order at approximately 6:30 pm by outgoing Board Member Michael Winer.

Minutes of the December 15, 2008 Silver Springs Homeowners Association replacement meeting were unable to be approved as Dave Coehlo who had recorded the minutes was unable to attend the meeting and did not send them to the board prior to this meeting. It was agreed to have Dave e-mail the minutes to all for approval by the next meeting.

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 Winer's term of office was unofficial due to the nature of how he took over a term that had expired four months before he stepped in to help. Mr. Winer submitted his resignation in writing anyway.

In "unfinished business", board member Noland reminded the board that Association Members in attendance at the replacement meeting on December 15, 2008, 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 homeowner association residents who have experience with such services. Kristian 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. On November 6, 2008 the board had moved to shut down the website at [www.silverspringshoa.org](http://www.silverspringshoa.org) now they want to pursue regaining control.

Lyn Cier presented a financial report showing that Silver Springs HOA income from Jan. 1 to December 15, 2008, at \$44,955 and total expenses for the same period at \$42,511.44.

Her figures for the 2009 Budget income were \$47,250, adding that the HOA has a reserve of approximately \$20,000, resulting in a \$67,050 Budget for 2009.

Election of Officers. Nominations and general discussion led to Sue Pollard nominating Bill Gunter for president of the board, and Bill Gunter nominating Sue Pollard for vice president. Kristian Mulholland was selected as secretary, Chris Butler as treasurer. Harry Fuller, a Silver Springs homeowner and retired journalist, attending the meeting as an observer at the suggestion of Lucy Archer, agreed to assist 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 Kristian Mulholland would serve 1-year terms. Bill Noland was assigned as the board’s nominee and voting representative at the Masters Homeowners Association board meetings with Richard Krebs to also attend the meetings on behalf of our HOA.

Chris Butler commented on the “cloud on the deeds” rumor. It has been explained that a few members of both the SSSFHOA and the MAHOA began to spread libelous remarks stating Lucy recorded the MAHOA 1990 Bylaws creating a cloud on all Silver Springs property titles. This rumor proved to be a rouse to give Lucy a black eye for her efforts and to put a cloud on the real issue: that the MAHOA was not being run according to State Non-Profit Corporation rules or the MA Bylaws but instead at the whim of a few long-term MA board members. The MAHOA was assessing property owners for lake maintenance fees without receiving approval from the 504 MA property owners as stated in the Bylaws, and there are other abuses of fiduciary duty and responsibility to the whole MAHOA.

Time has proven that the only ramification of recording the MA Bylaws was that now the entire Community has access to the rules of how the MAHOA board is suppose to be governing our community. Since the recording of the MA Bylaws last summer, and to date, there have been nearly 100 recordings in the twelve MA member subdivisions of transfers of title, refinances, reconveyances, deeds and trust deeds, title addendums and agreements, assignments of successor or trust deed, etc...without a single hitch about the recorded Bylaws. In fact, all the member subdivisions have recorded their Bylaws without incident. The disconcerting damaging disinformation from the MA board however continues to be spread throughout our community.

(Check these transactions for yourself at the Summit County Recorder’s website at <http://property.summitcounty.org:8080/eaglesoftware/web/login.jsp?submit=Enter> Click on Public Login)”

Responding to remarks concerning HOA relationship to the Masters Assn., it was reported that the Masters had a fire lit under them and now after 18 years the MA board members were finally working on new Bylaws that should be presented to the 504 MAHOA members at a general meeting before they are considered formally approved.

Pollard recommended exploring enlarging the Silver Springs SF representation on the Masters board considering SSSF has the largest number of homeowners subjected under the MAHOA association. On Lucy Archer's October 13th MAHOA Info sheet is listed:

- There are 504 single-family properties included in the Master Association. Each of these member subdivisions have their own Articles, By-Laws, and Declaration of Covenants, Conditions and Restrictions recorded with Summit County:
  - Meadow Spring – 19 single family homes
  - Meadow Wild – 14 condominiums
  - North Shore – 90 single family homes
  - Park Place – 13 single family homes
  - Ptarmigan – 20 town homes
  - Quail Meadows I, III, IV, V, VI – 17 condominiums
  - Quail Meadows II – 9 town homes
  - Silver Meadows – 18 town homes
  - Silver Springs and Little Lake – 189 single family homes
  - South Shore – 67 single family homes
  - Willowbend East – 22 condominiums
  - Willowbend West – 26 condominiums
- Each HOA that submits itself to the authority of the MA is entitled to one vote in connection with any determination, resolution, ballot, assessment, or other matter put to vote under the governing charter and By-Laws of the Master Association.

There are 126 condominium/town home units represented by 7 Board members/votes.

There are 378 single-family homes represented by 5 Board members/votes.

Bill Noland explained that current recorded documentation precludes the Masters from altering voting strength within the MAHOA but this change could be incorporated into the new Bylaws. Crucial matters affecting all MA property owners can require that every household be given a single vote, thereby providing Silver Springs Single Family, North Shore and South Shore homeowners fairly distributed input.

Lyn Cier asked why the Silver Springs SF HOA could not make semi-annual or quarterly payments to the Masters rather than one annual payment of \$33,075.

Our Association Budget is allocated as follows: \$250. X 189 lots = \$47,250 minus dues to the MAHOA \$33,075, leaves \$14,175 in our HOA annual budget. This situation has been discussed on a number of occasions; there is no rule or Bylaw stating we have to pay the MAHOA in one lump sum. Winer has said our HOA should keep as much of the MA allocation in our account for as much of the year as possible.

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

No date for the next meeting was announced or recorded.  
The meeting was officially adjourned at 8:30 PM

[Minutes](#) written by Harry Fuller or Kristian Mulholland