



SSFHOA Board of Trustees Meeting Minutes, March 2nd, 2009

Board members present: President Bill Gunter; Vice-President Sue Pollard; Treasurer Chris Butler; Bill Noland; James Larson, bookkeeper Lynn Cier, volunteer Dave Coelho
Absent: Jan Zinn, Kristian Mulholland.

The [unposted] meeting, at President Gunter's home, was called to order by Gunter at 6:40 p.m.

Homeowners Assn. Website. A last attempt effort has been made by Chris Butler, assigned to obtain the website transfer from re-elected board member Lucy Archer (Archer is not aware of board meetings or that they are held inside Gunter's house). At this time, it seems that Lucy Archer has chosen to work with the board and to assign over the site. [All board content and investment is located at www.silverspringsSFhoa.org. The board holds all the logins and passwords.] The site has yet to be replaced on the original domain, but it looks positive. [The www.silverspringshoa.org domain is now a portal to both the above site and the www.silverspringscommunity.com website. This arrangement provides the Association Members the choice to access either the board 2006-2008 website or the website built by the Archers that some Members are accustomed to using during the last year, or to access both sites.] If this last attempt fails, President Gunter and Chris Butler will prepare to take Ms. Archer to small claims court to recoup all the lost funds ["lost" because Gunter and Butler will only be satisfied if they have control of all the Archer's content so that they can cannibalize it. Neither man has any idea of the amount of work it takes to build a website with the size and content that is provided for free by the Archers. The cost for someone to maintain and continue to build the Archer's site will surprise and overwhelm the HOA budget] put into the old site by the board [the board still owns and has control over every penny of the HOA investment.]. An update will be made to the board via email in the next week on what has transpired between Butler and Archer on the progress to regain access to the original site. [There are four Silver Springs Single Family domains: www.silverspringshoa.org; www.silverspringSFhoa.org; www.silverspringscommunity.com; www.silverspringshomeowners.com.]



Jan completes her assignment to pick up files

Association Documents: Lucy Archer turned over the documents given to her by Lynn Cier last year. [Gunter sent a letter to Lucy dated January 23, 2009 stating, "The Board also needs to take possessions of the HOA files... I have asked Jan Zinn to retrieve the files ... I also understand that the HOA purchased file cabinets and folders that are now in your possession. These items either need to be returned to the HOA or the HOA needs to receive reimbursement for these items purchased on your behalf." This archive project was another activity Lucy, a professional SLC reference librarian, was working on on behalf of the Association, without compensation. Since 1982 the records of the Association had been stored in garages or closets without order or use, Lucy volunteered to collect all these items and to archive them as a resource for the Board and Members and to house these items in her home which was suppose to be a long-term arrangement. Günter's request is another example of how he is doing everything he can to force Lucy out of Association service.] Lucy turned them over to Jan Zinn and they were dropped off at this board meeting to President Gunter. It has yet to be determined what Lynn delivered to Lucy, what might be missing and/or not included. Lyn delivered the Arch. Committee files to Sue Pollard because Sue is on the Arch. Committee and lives two doors from Lynn. Lucy Archer told board member Larson that she had made a direct deposit to the Home Savings HOA account for around \$403 to reimburse the HOA for the filing cabinets that were bought to archive the documents at her home. Lynn Cier is checking to see if the \$400+ deposit was indeed made and will report back to the board. [Lucy's deposit was made and recorded.]

Community Underdrain Survey. [Full report on the underdrain/French drains in SSSF at <http://www.silverspringscommunity.com/utilities/water/underdrain-system/>] See copy of survey below. A draft was distributed to board members for them to review.

Volunteer Dave Coelho asked that the address be added onto the form as many homeowners do not know their lot number. The final form will be mailed out to all homes and is a questionnaire asking homeowners members about past and present underground water problems on their properties, President Gunter said the information gathered would further inform the board as to the underdrain condition and its potential for causing seepage damages. With such information, he said, the board would be better positioned to confront the underdrain system's already identified failures. During discussion it was emphasized survey results would be kept confidential and the survey would be distributed by mail. Much discussion also took place regarding if our board was legally liable for the transferring of the underdrain system to our HOA in the 80's. No vote was taken on liability at this time, but most members are willing to further investigate and solve clogs in known areas. The survey results will be used to steer this effort and will aid in the board's investigation into the problem. A motion was by Sue Pollard to made to send the study out, it was seconded by James Larson and all voted in favor except for Bill Noland.

It was mentioned that Kyle Yelderman, who is a volunteer on the ARC review committee, may have a underground camera that would help us to find problem areas within the system. A field trip was also brought up so all members will know the basics of the system and where most problems have been occurring.

CC&R compliance: Discussion was made that a spring newsletter will be a great idea to keep homeowners up to level on our CC&R's and their obligation to help in keeping the neighborhood looking good. The letter will address basic items that need approval such as painting, decks, landscaping, fences and general upkeep. Several items were discussed and it was generally accepted that a friendly contact would first be made for any violations. If the problem still presents itself, it would be followed up with another friendly letter asking for a solution. It was discussed that the board would like to keep the neighborhood and values up without being too aggressive and spending wasted money on legal fees enforcing issues. Discussion was also made again that creating another paid position for enforcing these issues was a possibility.

Trustees would be well-advised to maintain their own properties to CCR standards. Bill Gunter's yard is riddled with weeds, he calls it xeriscaping. His front porch is a mound of dirt with supportive boards as a bulwark. Lynn Cier's yard is overgrown and has binderweed, mallow, and tall crab and orchard grasses. Cier's to replace the badly banged up mailbox. Sue Pollard's yard is an unattractive bed of deteriorating tree bark.

Ice Skaters: They apparently did not come back and have not been seen on the lake since the last meeting.

Audit on Books: A motion was made by Butler that a basic audit on the HOA books would be made by CPA Peter Wood. The motion was seconded by Pollard and the motion passed unanimously. This audit will not take place until late spring after tax season has been completed.

Vote to adjourn: Sue Pollard voted to adjourn the meeting at 8:35PM. It was seconded and passed unanimously.

SILVER SPRINGS GROUNDWATER SURVEY

March 2009

I moved into my house in _____ (year)

Do you have a basement or crawlspace (circle one)

Have you noticed moisture or water in your basement/crawlspace (yes no)
(circle one)

I first noticed water or moisture in my basement/crawlspace in _____ (year)

If you have noticed water or moisture, check all the following that apply:

Year Round _____

Damp _____

Seasonally _____

Water puddles _____

Randomly _____

Standing water _____

If you have any of the above water issues, please state briefly how you deal with the situation (eg: sump pump, increased ventilation, etc) _____

Other comments: _____

Last Name: _____ Phone or email: _____

Address: _____ Lot Number _____