



**Silver Springs Masters HOA**  
**December 8, 2009**  
 Minutes

Meeting held at St. Luke's Episcopal Church. Called to Order 6:45 pm

**Board Members in Attendance:** 1) Phil Tisovec (Silver Meadows), 2) Whit Logan (Meadow Springs), 3) Jeff Nielsen (nominee from Park Place), 4) Rosemary Craighill (Meadow Wild)

**Board Members Absent:** 1) Linda Bowman (NorthShore), 2) Anthony Sands (Quail Meadows I), 3) Steve LoRe (SouthShore), 4) Isa Wright (WillowBend East), 5) Mark Rasmussen (WillowBend West), 6) Jane Hamilton (Park Place)

**Proxies:** Steve LoRe (SouthShore) to Bill Noland (not a current trustee, therefore invalid).

**Subdivisions Resigned from Participation in MHOA:** 1) The Springs, 2) Ptarmigan, 3) Quail Meadows II.

**Guests:** Gaylynn Mooney (NorthShore-lake view), Eric Fraleigh (NorthShore – lake view), Les Carriel (SSSFHOA – lake view and Meadow Wild), Julia Loughlin (SSSFHOA – lake view), Bill Gunter (SSSFHOA), Bill Noland (SSFHOA), Ron Duyker (SouthShore – lake view).

**Approval of past minutes:** Oct. Minutes passed after making the changes Brenda Lake requested. November 2009 minutes approved as recorded. Four affirmative votes.

<b>VOTE TALLY</b>	
<b>1-Meadow Springs</b>	<b>Y</b>
<b>2-Meadow Wild</b>	<b>Y</b>
<b>3-NorthShore</b>	
<b>4-Park Place-nominee</b>	<b>Y</b>
<b>5-Quail Meadows I</b>	
<b>6-Silver Meadows</b>	<b>Y</b>
<b>7-SSSF</b>	
<b>8-SouthShore</b>	
<b>9- Willowbend East</b>	
<b>10-Willowbend West</b>	

Member Comment: Bill Noland asked if there were any objections to the visitors being allowed to participate in discussing the agenda items since only four board members were in attendance. There were no objections.

### **Committee Reports:**

-Lakes and Dams:

- 1) Leslie Carriel reported that the east drain in the big pond/lake was running faster than the west side. This is the side that was adjusted for flow last summer. Ice had lifted the top section allowing a leak to occur. Cross Marine inspected the drain today with Bill Noland and Les Carriel. Les put ice melt around the drain hoping to reduce ice accumulation. If the salt does not work then Cross Marine can repair it.
- 2) There is a meeting tomorrow night to discuss dam maintenance. Cross Marine has not forwarded the supplementary bid for the little pond/lake dam earthwork yet, but they will soon. Gunter asked the board to remind Cross Marine that there is left over HDPE pipe from the big pond/lake work in 2005.
- 3- Mooney reported that she has marked the damaged aeration box at the big lake for Mountain Regional and she will look into fixing it next spring.

### **Unfinished Business:**

- 1) **Call for Secretary Volunteer.** Bill Noland asked if anyone wanted to volunteer for the office of secretary. If no one volunteers then the office will remain vacant until it can be filled. Lucy Archer volunteered via email to perform the duties of MHOA secretary. Noland's response was: "*Lucy, Thank you for volunteering to be Association Secretary. The Association Secretary is an officer of the Board, and an officer is required to be an elected Board member who, by definition, is either the president or the designated representative of a member subdivision HOA. Thus, without becoming a member of the Board, you could not be considered for the position.*" Noland ignores the fact that **he is not a member of any board much less an officer** of his respective subdivision board therefore he is not eligible to be the president of the MHOA board in the same way that he is telling Lucy Archer that she is not eligible. One of the current MHOA board members should be performing this office, but performing the duties of a board trustee goes unanswered.
- 2) **Management Contract:** Jeff Nielsen presented a contract that is very similar to the Sun Peak management contract for Brenda Lake. This contract seems very straight forward about the scope of work required. Gaylynn said she had done some research regarding manager's compensation. Management companies charge \$15 per member for comparable work. Gaylynn asked the board to raise the monthly expense of a manager position from \$300 to \$420 per month. The manager duties include attending the monthly meeting and typing up the minutes, collecting mail and making deposits to the bank, collaborating with the maintenance crew (in this case her own mow and blow company). Les Carriel (though not a member of the MHOA board) made a motion for the MHOA manager to be paid \$500 per month. Gaylynn Mooney (unknown whether she is a MHOA board member or on her NorthShore board), seconded the motion. Jeff verified that the contract is for the work not expenses, materials are expensed separately, see [MHOA Budgets](#). Motion not made by a board trustee. Five legal votes in the affirmative.

VOTE TALLY	
1-Meadow Springs	Y
2-Meadow Wild	M-Y
3-NorthShore	
4-Park Place-nominee	Y
5-Quail Meadows I	
6-Silver Meadows	Y
7-SSSF	Y
8-SouthShore	
9- Willowbend East	
10-Willowbend West	

- 3) **Noland Solicits for “Independent President”:** Bill Noland asked the MHOA Board to consider a change to the composition of the Board making the office of President an independent position. Noland suggested it may be more effective to have a person who is not an elected member of any of the subdivision boards and who did not directly represent the Association Members by election. Les stated the Bylaws did not allow for this change. Noland argued that the MHOA Bylaws would have to be changed to reflect his request. See Unfinished Business Item 1. above.
- 4) **Tennis Court:** See website link to understand this parcel. Whit Logan said his subdivision, who is shown as the deed holder of 65’ X 132’ of this parcel, said his board thought a long term (10 year) lease would be an option they would consider right now. Leasing to the MHOA has no tax change but does keep the liability issues with the MHOA. Gunter reminded the Board that the MHOA recently paid for the tennis courts to be refinished. Bill Noland said he would email the report that Kate Sattlemeier gave to him with her recommendations. When and if the MHOA is dissolved then the entire Tennis Parcel can become a part of Meadow Wild and Meadow Springs and managed by the Silver Springs Community parcels condos. [2010 Feb 10 - Flyer describing ideas for dissolving the MHOA.](#)
- 5) **Internal MHOA Audit:** Steve LoRe not in attendance. This topic continues to be dragged out. Twenty years without an audit of the MHOA finances. Noland asked Robyn Bailey to look into the savings account that she is responsible for to confirm who has access to it. Fox watching the.....
- 6) **MHOA Budget:**  
This will be looked at next month when the board has real numbers. Bill Noland proposed an additional \$12,000.00 to the park area to build a retaining wall and add grass (along the beach area?). Julia commented that a wall could be dangerous and maybe we should consider junipers. Les said that many people use that area to view the lake so maybe we should consider steps or timbers, similar to the ones that already exist.
- 7) **Association Fee Increase:** Noland asked the board members to start thinking about whether they want a dues increase or a special assessment. He asked that once the board has the figures for the Jan. 12 meeting that everyone be ready to vote. (Four members in attendance getting this message.) Les asked when the special assessment would take affect. There are no documents saying when we assess and who it goes to and how the fees are implemented. The MHOA Bylaws require that an Association Member vote of 66 2/3% is required for increased assessments. Noland said he will work on a resolution to define the assessment

process. Gaylynn said that her HOA, NorthShore, is sending out two bills this year one for their own HOA and the other for the Masters assessments.

- 8) **Northshore Entrance/Trail Access:** The board feels it has too much on their plate to do this major project right now, it should be split into two projects, the trail being one, and the entrance the other. It was agreed to postpone assigning these items plus the big lake park completion until our budgeted costs were better defined.
- 9) **Park Place drain:** The drain is complete. We are looking for the new owners to sign the agreement that gives the MHOA an easement outside of the platted easement, and release from liability.
- 10) **Property Use Guidelines Committee Formation:** Bill Noland has been collecting the names from each president that will represent each HOA. Please contact Bill with your representative. Les made the motion to not start until April 2010. Gaylynn seconded the motion. Discussion was that this is an emotional topic. Les amended the motion to have a document ready by June. Eric said that having 12 people is a lot it may take more than two months. Phil said we have a draft already so that should speed up the process. Julia commented that there are state and county laws and rights of property owners so there could be many issues. Gaylynn asked that the committee members attend the MHOA meeting closest to the April 16 meeting before they begin. A vote tally was recorded though there was no motion recorded.

<b>VOTE TALLY</b>	
<b>1-Meadow Springs</b>	<b>A</b>
<b>2-Meadow Wild</b>	<b>M-Y</b>
<b>3-NorthShore</b>	<b>S-Y</b>
<b>4-Park Place</b>	<b>Y</b>
<b>5-Quail Meadows I</b>	
<b>6-Silver Meadows</b>	<b>Y</b>
<b>7-SSSF</b>	<b>Y</b>
<b>8-SouthShore</b>	
<b>9- Willowbend East</b>	
<b>10-Willowbend West</b>	

**New Business:**

- a) **Annual Assessment Procedures Resolution:** Noland to work on a resolution to be adopted by the time the assessments are mailed to the General Association Members.
- b) **New Check Signer:** Jeff Nielsen, a nominee, volunteered to have his name added to the bank as a signer on the MHOA checking account.
- c) **Withdrawn Subdivision Membership:** Carriel asked about the status of the subdivision who have withdrawn from the MHOA. Gaylynn commented that she is uncomfortable with **the board ignoring the vote of not hiring an attorney** to look into the matter. If subdivisions do not want to be members the MHOA board should not force them to remain. In the future she feels the board should inform the board of changes before they act. Attorney's fees seem open ended and the board should be making more of its own decisions. Gaylynn asked for a vote on the subject and cost. Gunter said suggested a cap on the cost, at \$500. Whit commented that this is not such a big problem that the board cannot handle it themselves. Phil doesn't think that the issues the lawyer is working on will recur

once they are settled. Bill Gunter said he thinks the resistance is all about money so if it is going to happen again we should vote on it if it is to be over \$500.00 or XX amount of money. Bill Noland said that we can establish a resolution guiding the management of legal opinions and the amount and when a vote is needed. Gaylynn will look into this, because this same issue of using attorneys at will was voted on in August 2008 and it is continually violated by the board president and board members.

- d) **Website:** Carriel wrote a letter to try to get more people to access the hoas web site. There is much resistance to registering for a very limited website when the [www.silverspringscommunity.com](http://www.silverspringscommunity.com) has umpteen times more information and is free and open to all Association Members. The letter from Carriel will be sent out to the SSSFHOA, which is our largest member subdivision (189) and we have the least amount of emails for, perhaps because around 81% of these Members voted for the [www.silverspringscommunity.com](http://www.silverspringscommunity.com) webmaster and enjoy the content of this site.

**Confirm Next Meeting: Jan. 12, 2010 at 6:30 p.m. at St. Luke's**

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