



## Silver Springs Master HOA September 1, 2009 Minutes

**Board Members in Attendance:** 1) Rosemary Craighill (Meadow Wild), 2) Steve LoRe (SouthShore), 3) Linda Bowman (NorthShore), 4) Allen Durfee (Ptarmigan), 5) Bill Noland (SSSFHOA), 6) Whit Logan (Meadow Springs), 7) Phil Tisovec (Silver Meadows), 8) Tracy Phillips (Quail Meadows II),

**Board Members Absent:** 1) Jane Hamilton (Park Place), 2) Bill Rusconi (The Springs), 3) Anthony Sands (Quail Meadows I), 4) Isa Wright (Willowbend East), 5) Mark Rasmussen (Willowbend West).

**Proxies:** 0

[1990 Silver Springs Master Homeowners Bylaws: “Article V. Section 3. Quorum. A majority of the Board of Trustees shall constitute a quorum for the transaction of business. In the event a Trustee is not available for a Board Meeting, his written proxy sent to any **trustee** will establish his vote.” Proxies given to Robyn Bailey are therefore not valid proxies as Bailey is a hired manager without a contract and not an elected trustee. See Section 4. Compensation.]

**Guests:** attorney Ted Barnes, Leslie Christoff (NorthShore), Gaylynn Mooney (NorthShore), Bill Gunter (SSSF), Guy Sanderson (SSSF), Julia Loughlin (SSSF).

**Meeting called to Order:** 6:40 PM

**Approval of Minutes:** No

**\*\*Closed Session\*\***

**Open Meeting at 7:30 PM**

### **Unfinished Business:**

- 1) Determine MHOA reserve funding as affected by the impending Little Lake project. Tracey Phillips, Rosemary Craighill, and Robyn Bailey will work on the reserve fund and budget. [Something between \$80,000 to \$120,000 are in reserve.]
- 2) Dams 101 – Educational Briefing.
  - a. Vegetation on the dams such as trees (willows) and plants that harbor burrowing animals need to be removed from the dam sites.
  - b. Pressurized sprinklers such as valve boxes, and water features cannot be on the dam site.
  - c. Integrity of the slope of the dams must be preserved and maintained so that the 50 year warranty from Cross Marine can be guaranteed.

- d. A board field trip of MHOA property will take place on Saturday September 12, 2009 at 9:00 AM to 12:00 Noon.

Next MHOA meeting will be on Tuesday, September 15, 2009 at [St. Luke's](#) at 6:30 PM

All were in favor to adjourn at 8:30 PM

Silver Springs Master Homeowners Association Board Meeting Minutes are the property of the Association Members. In this manner the Board is held accountable for their actions. The Association Members hold the right of free access, perusal, and use of these documents and chose to do so at the Member website at [www.silverspringscommunity.com](http://www.silverspringscommunity.com).