



SSSFHOA Board of Trustees Meeting, Nov. 2, 2010

The meeting was called to order in St. Luke's Episcopal Church at 6:45 p.m. by Bill Gunter. Present: Vice President James Larson, Secretary Harry Fuller, Trustee Rick Krebs, SSSFHOA Board of Trustees Trustee-elect Ed Cody.

SSSFHOA Bylaws Article VIII Section 2. Election of Officers: "The election of officers by the Board of Trustees shall take place at the first meeting of the Board following each annual meeting and each shall hold office for (2) years unless he or she shall sooner resign, or shall be removed, or otherwise disqualified to serve." The Annual Meeting was held October 12, 2010. New officers should have been elected this month during this meeting.

Absent: Trustee Brian Robinson. Vice President Larson held proxies from Treasurer Chris Butler and Trustee Kristian Mulholland.

Guests. Lynn Cier, Bill Noland

Election Results. Gunter confirmed that SSSFHOA membership elections held during the association's annual meeting Oct. 12, filled board vacancies with new trustees Ed Cody, Jim Harsch and Tracey Douthett. Gunter reported that adding all eligible proxies to the small actual meeting turnout constituted a quorum, permitting the election to be held. [This comment was unsubstantiated and taken at face value. See photo at end of minutes.] Bookkeeper Lyn Cier confirmed that over 100 ballots were cast, [counted by usurper Pollard]. Observing that the association's Bylaws were amended during the annual meeting [in order to manipulate the election outcome], Gunter asked, "What next?" Bill Noland said Bylaw changes are normally submitted to the county recorder's office. Gunter said he would confer with the board's legal adviser and proceed accordingly. The election of board officers was delayed so that Gunter could attempt to cover up last month's election hijinx.

Architectural Committee. Although Chairman Brian Robinson was not present, Gunter quoted Robinson as reporting that one application for a storage shed had been submitted and approval should be "easy."

CC&R Compliance. Gunter reported that compliance with a "playfort" height restrictions had been achieved for such a structure owned by association member Kate Riggs and that a "sign-off" would be provided. Answering Secretary Fuller's question as to who can provide such a "sign-off," Gunter said anyone on the CC&R Compliance Committee. Fuller, "for the record," complimented the committee, particularly Chris Butler and James Larson, for the efficient and successful manner in which they achieved the "playfort" compliance, which required a series of personal and e-mail contacts. During further discussion, Fuller reported on his investigation of possible employment of someone to manage future CC&R compliances, an assignment made by Gunter at the Sept. board meeting. He said while local property management companies contacted can manage all of an HOA's administrative chores, none seemed interested in CCR&R compliance work only. He said no local property management companies he spoke with on the matter was familiar with such an arrangement. Gunter suggested the board will probably have to work with "what we have." Fuller speculated the work will probably come into sharper focus next summer when notifying members about driveway repairs will be restored, following this year's board-approved one year moratorium for such requirements.

Underdrain. Rich Krebs said no reports of crawlspace and/or basement flooding were received this summer.

Budget. On behalf of Treasurer Butler bookkeeper Lynn Cier reported 6 members remain delinquent in paying this year's dues and have made no arrangements for payments. Cier said filing a lien against members' delinquent in payments consists of a form filed with the county recorder's office. Gunter said he would ask the board attorney how to use the form, adding that members still in arrears would be "o.k." if they "contacted us and worked out payment plans." There was no discussion on the [212 survey ballot results from property owners](#) applying to this measure.

Fall Newsletter. Secretary Fuller, editing the Fall newsletter, reported that Cier had already provided an article and asked all other officers and committee members to do the same as quickly as possible so the newsletter can be published and distributed "before Fall becomes Winter."

Master Association. SSSFHOA representative to the MA Board Bill Noland said the board's annual meeting is scheduled for Dec. 10 [but was not announced nor posted] and that an MA budget should be approved by then, permitting the HOA members, such as the SSSFHOA, to punctually finalize their 2011 budgets. He said apparent lower-than-anticipated expense for the MA's Little Lake dam and appurtenances repair might add to reducing estimated 2010 budget expenditures. He explained that for this 2010 year, the MA board determined the HOA assessment at \$357 per member and determined it could be collected by the individual HOAs in two installments, \$175 by April and \$182 by June, the \$182 to help fund little lake repairs [that were to be financed with a \$80,000 CD that now can't be located] . * [See Silver Springs Lakes web pages](#). He said a meeting with contractors Nov. 3rd to examine details should determine how to proceed with the Little Lake project and it's projected cost. Rick Krebs, who, along with SSSFHOA Board Member Kristian Mulholland, has been involved with the MA on the Little Lake project, said a foreseeable delay is draining the lake prior to repair work, which can, as he reported previously, be done during winter months, but only if the waterline is low enough. Noland said expected Big Lake improvements will be done as they can be afforded. Displaying a 32-page, \$950 Reserve Study, Mr. Noland said the legally required study found the MA's technical reserve account is 68% funded if unspent funds for Big Lake remediation and Little Lake projects -- soon to be spent -- are considered. In explaining legal reserve fund use, he said "emergency" use in of itself is not sufficient reason, but that long term planning for possible unexpected expenditures should be done.** Answering a question from Secretary Fuller, President Gunter said the SSSFHOA's major liabilities, requiring a substantial reserve, are: potential legal issues and the still-contested [underdrain system](#). Noland reported that the MA is currently surveying its properties for drainage problems and situations needing repairs and other "fixes." Secretary Fuller made a successful motion that the meeting "go off the record" when Noland asked for such privilege in order to report on possible legal actions the MA may encounter and/or pursue, probably regarding the manner in which the MA is managed and operated to the benefit of 54 lake view property owners and the restrictions placed on the remaining 450 property owners who are assessed equally yet do not have equal use of all common areas.

New Business. There being no New Business, the next regular meeting was scheduled for Dec. 14 at 6:30 p.m., tentatively at Gunter's home. Richard Krebs moved adjournment, seconded by James Larson; the motion passing, adjournment occurred at 7:30 p.m.

After the meeting: *Mr. Noland added in a later clarification: "...the total assessed ... \$357 per household (was) separated into two payments ... for the convenience of property owners. He does not consider the \$182 payment as a Special Assessment, nor designated specifically for the Little Lake work. It was just the second installment of the \$357 total that required the votes of all property owners but was not solicited nor received thereby disenfranchising them from the HOA authorized process. The MA Board determined they needed to meet the MA requirements for 2010, one of which was the [Little Lake dam](#) project. The Little Lake is accessed and restricted for the use only of the 23 lake view property owners and is not a "common area". In fact, the \$357 would not cover the 2010 MA operating costs (including the lake work), but the MA Board felt that that amount was all that could be imposed and tolerated by the community. The remainder of the projected overage in cost was to be taken from reserves that the MA was attempting to build up

for other commitments. There is still the open question of the whereabouts of the \$80,000 CD from 2008. The \$182, if it had been associated solely with the Little Lake project, by itself should cover the revised Little Lake bid.

**Mr. Noland added in a another clarification: "We hopefully won't have to add any more to the 2011 budget to (cover Big Lake remediation and Little Lake projects), but until we see just how much the Little Lake project ends up costing, and have a good estimate for the Big Lake dam (a majority of which is private homeowner owned property), we won't know if the amount left over from the Little Lake will be enough. I would guess that if we come up short on completing the Big Lake dam issues, that amount can be added to the 2012 budget, since those issues are not as time "critical" as getting the Little Lake dam up to speed. The remainder of the assets the MA needs to dedicate reserve funding for future maintenance are something we (the MA board of trustees) will be working on." [See Dams web page for clarification.](#)

The SSSFHOA Board has not approved these minutes. They contain links, comments, quotes from HOA documents and information that clarifies topics, and inserts other neighborhood activities and opinions the Board seeks to neglect.