



SSSFHOA Board of Trustees Meeting Minutes, Dec. 14, 2010

The meeting, held at the home of Board of Trustees "President" Bill Gunter, was called to order by President Gunter at 7:15 p.m. Present: "President" Gunter, "Vice President" James Larson; "Treasurer" Chris Butler; "Secretary" Harry Fuller; Trustee Brian Robinson. Board Trustee-elect Ed Cody, Tracy Douthett, Jim Harsch.

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 [October] 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 last month at the November 2, 2010 board meeting.

Absent. Represented by proxy Richard Krebs, Kristian Mulholland.

Guests. Lynn Cier, Bill Noland.

Minutes. On motion by Vice President James Larson, seconded by Treasurer Chris Butler, board meeting minutes for Oct. 12 and Nov. 2 were unanimously approved.

Fall Newsletter. Gunter observed that while the newsletter reported that the board had approved permits, to be available next summer, for parked vehicles in excess of those allowed by the association's CC&Rs, the subject had only been discussed and generally acknowledged during board member meetings. Secretary Fuller, newsletter editor, explained information was used as provided, suggesting a correction could be posted on the association website.* During subsequent discussion of CC&R problems, Gunter said amending the rules and regulations is extremely difficult and should be avoided if possible. Trustee-elect Ed Cody observed that Recreation Vehicles and passenger vehicles (cars) parked continuously at home sites represent a significant, persistent problem. [Just on his street violations exist at Lot 36, Lot 37, Lot 39], Bill Noland said enforcing CC&Rs prohibiting the practice has always been hard to enforce. Treasurer Butler asked, "How to fine" the offenders, adding: "they just ignore directions to move" vehicles. Lynn Cier observed association members started complaining about the problem when it began appearing at least five years ago. And Butler observed that, "Part of the problem is that no one really wants to be the enforcer," asking, "How do we find someone to do that?" When a business operating out of a home garage was mentioned [Lot 37 and Lot 166], Gunter [who for many years ran his landscape business from his home and garage on Lot 75] suggested crackdowns that should be reserved for the really "extraordinary" violations, "particularly during these difficult economic times." Bill Noland explained the CC&R encompassing this matter is interpreted as preventing home businesses from attracting heavier than normal traffic volumes.

Architectural Committee: Chairman Brian Robinson reported that three security deposits had been returned following completed home site projects. No new applications had been received, he added. Gunter observed that it was encouraging to see home improvement work increasing in the community.

Underdrain: It was reported that no serious problems were reported last summer. When

clearing the subterranean lines "now" was suggested, Gunter said that such flushing works better in the spring or early summer when the higher water volume can carry the cut vegetation (largely roots) away to the outfalls.

Budget. Non-board member bookkeeper Cier reported that since the Silver Springs Master Association Board of Trustees has approved its 2011 budget, the SSSFHOA budget should be ready by early next year. She said she would ask to set aside \$12,000 for a permanent reserve. She said she sees no major expenses next year, that the current bank account holds \$30,000, \$6,000 in refundable security deposits. During a discussion on how members should be billed, "Treasurer" Butler preferred just billing a combined SSSFHOA and MA total rather than listing them separately to reduce his own "confusion." "Secretary" Fuller answered that making a distinction in the billing informs members what they are paying to their homeowner's association and what the association contributes for maintaining common areas owned by the MA [but mostly inaccessible by 92% of the property owners], except that the lakes are enjoyed only by 54 lake view owners, allowing only 444' along the Park for the other 450 property owners. Trustee-elect Ed Cody said few association members understand the difference between the SF fees and the MA assessments. Fuller observed that he heard complaints about the billing total when it was raised to \$487 this year for both the SF association budget and MA purposes, reminding that it became necessary to repeatedly explain the SF association and MA difference in order to defend the association against such criticism. A neighborhood group of over 212 property owners completed the [Community group survey](#) indicating the great neighborhood discontent with how the common areas are maintained, restricted, and assessments levied.

Master Association. Unelected SSSFHOA Representative to the MA Board Bill Noland reported that the 2011 MA budget had been approved during the board's annual meeting. He said it includes a carry-over amount designated for repair work at the Small Lake because that project [[though this lake is solely for the use of the 23 or so lake view property owners](#)] for various reasons, was postponed the last several years to next fall. Observing that questions were raised during the annual MA board meeting about refunding to all MA homeowners association members any surplus that might result from the difference between the estimated and actual Small Lake repair project, which prompted higher 2010 MA dues, and was assessed without the required vote of the property owners. Secretary Fuller observed: "this board may need to take a position on that and, at this point, I would object, considering the difficulties involved." Noland said any such retained surplus should be restricted for future use on the two lakes rather than being absorbed into the MA general fund. The majority of the MA income is allocated and spent on the lakes continually bringing outcries from the majority of the disenfranchised property owners.

Noland said a no-waiver letter prepared by the MA will inform residents bordering MA-owned property that they can be required to restore such property to former condition if they substantially, unacceptably, alter it. There have been several requests from property owners to equally enforce the policy against encroachment to all trespassers. It is obvious that Brad and Robyn Bailey (Lot 37) have extended their property to phase in the [Parcel Q](#) stream and the east side of the Park as their own. The Bailey's have had use of MA funds to purchase river rocks and shrubs and trees, and used their employees (hired by the MA) to form a [barrier between the volleyball/basketball Park areas and the common area stream](#) in proximity to the contiguous Bailey's home and their personal property. See attached photos.



WHERE IS THE STREAM? MA sign stands next to [Parcel Q](#) stream. This common area stream is landscaped to encroach boundaries and discourage neighborhood property owners from entering or using this stream as it now appears to be the private property of Brad and Robyn Bailey. See the west side of the Park, it is starkly devoid of any landscaping, trees, or shrubs.



When the [Community Park](#) was designed and developed there was easy access from the Park to the [Parcel Q](#) stream. The added river rock and screen of shrubs and trees has obscured the view and access to our community stream from the Park. The East side of the Park, landscaped to obscure and privatize the Parcel Q stream.



THIS IS THE WEST SIDE OF THE PARK. NO RIVER ROCK, TREES AND SHRUBS HERE!! Even the natural vegetation that was growing here was cut down by Bailey's maintenance crew.

New Business. There being no new business, "Treasurer" Butler moved adjournment, "Vice President" Larson seconded and, without objection, the meeting adjourned at 8:44 p.m.

**"Secretary" Fuller later asked that an official expression of appreciation be extended to Chris and Jodi Butler, particularly Jodi Butler, for essential, valuable assistance in publishing the Fall Newsletter.

Next Meeting. Not announced.

The SSSFHOA Board has not approved these minutes. They contain links, comments within brackets, quotes from HOA documents and information that clarifies topics, and inserts other neighborhood activities and opinions this Board continually disregards, ignores or suppresses.