

SSSFHOA Board of Trustees Meeting Minutes, Jan. 5, 2010

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The meeting, convened at President Bill Gunter's home, was called to order at 6:12 p.m.

Members present: President Gunter, Vice President Sue Pollard, Treasurer Chris Butler, Secretary Harry Fuller, members Bill Noland, James Larson, Richard Krebs, Brian Robinson; Bookkeeper Lynn Cier. Absent: Kristian Mulholland.

Minutes. Treasurer Butler moved acceptance of the Jan. 5, 2009, minutes after it was agreed, on a request from President Gunter that an aside comment concerning the Master Assn. lakes be deleted. The motion passed unanimously.

Election. The vice presidency being the only vacant board office, incumbent Sue Pollard choosing to retire, the board elected James Larson to fill the position. All other current officers will serve their remaining second year through 2010.

Committee Chairmen. President Gunter volunteered to continue heading the CC&Rs committee, asking that board members generally lend a hand when and if asked to assist getting compliances. Secretary Fuller suggested that such requests could be made to members in whose neighborhoods violations existed, relying on acquaintanceship with those needing to be contacted. Answering Treasurer Butler's question as to how the CC&R violations are handled, Bill Noland explained, usually, the first notice is face-to-face, the second, if necessary, is a formal letter and, finally, fines are assessed for noncompliance. Discussion ensued about a previous fine schedule developed for the board and Sue Pollard offered to search her records for a copy. Treasurer Butler and Vice President Larson volunteered to assist with CC&R compliance. Brian Robinson volunteered to head the Architecture Committee, working with Sue Pollard, immediate past Architecture Committee chairman, to become fully informed on committee matters. Treasurer Butler offered to assist. Richard Krebs agreed to head the Underdrain Committee. Bill Noland, although no longer a board member, said he would stay in close contact with the committee, an acceptable involvement considering he did virtually all of the necessary research on the system prior to actual remedial work. President Gunter indicated he would also aid Krebs. When Treasurer Butler asked about the underdrain status, Noland answered that most of the areas where blockage and seepage had been a problem in the "upper system" have been identified and corrected by repair work. Spring runoff will tell the full story, he said. President Gunter confirmed that the "lower system" remains a "mystery" as to its full condition. Location of most access points remain unknown, he said. He added that some reports of water in basements served by the "lower system" were noted in last year's community survey.

Master Assn. President Gunter confirmed that Bill Noland would continue to represent the SSSHOA on the Master Assn. Board of Trustees, but when he, President Gunter, attends the board meeting, he will vote for the SSSHOA. Treasurer Butler, having asked what the Master Assn. board situation was, considering two condominium HOAs claim they have dropped out, Mr. Noland, MA board president, said the board is functioning as if still comprised of 12 HOA members. Asked about the upcoming budget, he said the MA board is still waiting for estimated costs on the "Small Lake" dam's drain repair. It was reported that the apparent leak in a new "Big Lake" drain had been patched and a system installed to prevent the sort of freezing that apparently caused the damage. Ongoing costs for lakes maintenance and repairs was discussed, but no action was taken. "Tiered" fees -- a surcharge assessed against property owners adjacent to the lakes -- prompted observations that those affected should be agreeable since they derive permanent benefit from lake frontage; that legal challenges would inevitably occur if the MA board could not convince such property owners that the additional fee was fair and equitable.

Dues. Bookkeeper Cier reported that 6 delinquencies remain from last year and that she would

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send the list to President Gunter, including a previous letter sent to delinquent owners so that the association's lawyer, Kevin Simon, could mail delinquency notices.

There being no "new business," Richard Krebs moved adjournment at 7:36 p.m., the motion passing unanimously.