

SSSFHOA Board of Trustees Meeting Minutes, June 2, 2010

The meeting, held in the St. Luke's Episcopal Church library, was called to order by President Bill Gunter at 6:35 p.m.

Members present: President Gunter; Vice President James Larson; Treasurer Chris Butler; Secretary Harry Fuller; Member Kristian Mulholland; Member Brian Robinson; representative to the Master Assn. Bill Noland; Bookkeeper Lyn Cier. Absent, but voting by proxy through President Gunter, Richard Krebs. Visitor: Les Carriel.

Minutes. Meeting minutes for May 4, 2010, meeting, were amended by President Gunter to report that during his comments on architectural standards for home repair, he actually said wood should be used on "facia and soffets," rather than all repairs as stated in the minutes. With that correction, James Larson moved minutes approval, seconded by Kristian Mulholland, the motion passing unanimously.

CC&Rs. A draft letter to SSSFHOA members, notifying them of CC&Rs violations was distributed. CC&Rs Compliance Committee Member James Larson explained the committee's approach is to alert homeowners with a hoped-for light reminder letter, followed, if no corrections are made, by a more direct statement, including advice on how to appeal committee requirements. President Gunter, a compliance committee member, asked how the board felt about CC&R violation fines. Treasurer Chris Butler, member of the three-person committee, asked Bill Noland, a former SSSFHOA trustees board member, how such fining is managed. Noland said all association homeowners should first be informed, probably by mail, of the fine schedule. Kristian Mulholland suggested that, since the association's dues were increased this year (from \$250 to \$280), now may not be the best time to issue statements about CC&R violation fines: "Might seem a bit harsh." President Gunter said a committee inspection found most problems stemmed from parked RVs, trailers and neglected mail box and house paint, explaining the CC&R purpose is to assure a decent community appearance which strengthens property values. Secretary Fuller said if the issue is an economic inability to rectify conditions at this time, direct personal contact, discussing with homeowners plans for eventual compliance, should be an included alternative. "But," he added, "if we start arbitrarily excusing some violations, we could be expected to excuse them all." Visitor Les Carriel suggested now, considering economic conditions, might well be a "bad time" to make matters difficult for homeowners. President Gunter reiterated that once some are allowed to create serious detrimental appearances, more will develop. He added that the board did decide at a previous meeting to declare a moratorium this year for mandatory driveway repairs. Bill Noland observed that people bring summer recreational equipment out of storage for what is in this neighborhood a short season, and, therefore, it may be inconvenient for them to repeatedly restore such "equipment." Mr. Mulholland stressed that maintaining the community's integrity should require "vigilance," but foregoing a published fining schedule now "might be timely." At this point, Mr. Butler distributed color photos taken of current violations, showing camping vehicles parked in driveways, poorly maintained mail boxes and peeling house paint. President Gunter said he wasn't sure harm would be done by simply publishing a CC&R violation fine schedule and floating one would be a way of determining how it would be received, adding, "the community expects the board to do its job, which it would be doing by mailing the initial letters," then "see what happens." Brian Robinson suggested a two week stay be permitted for camping vehicles in driveways. Mr. Noland suggested a "seasonal permitting period" for which owners could get permission from the board for a "parking interval," through a contract stipulating parking and reparking conditions. Mr. Fuller said that while that might be worth considering, it was complicated and bureaucratic enough, for which there wasn't enough time to deliberate "tonight." Mr. Robinson, referring to the driveway repair moratorium, asked if those being excused could be informed repairs are due within the "next two years." After President Gunter reiterated his proposal for an official violation notification, Secretary Fuller moved that the committee's initial letter be mailed. Treasurer Butler seconded the motion and it ultimately passed unanimously.

Architectural Committee. Brian Robinson reported that one inquiry had been received from a

Meadows Connection homeowner about adding a garage. More information will be obtained, he said.

Underdrain. President Gunter reported that inspection indicated outflows seemed to be moving properly and adequately. No water has been reported in streets, he added.

Chris Butler reported that an owner on N. Silver Springs Dr. is willing to upgrade a section of land adjoining his property which he does not own, but has been neglected for years. When Mr. Butler asked if it is Master Assn.-owned, Mr. Noland explained that previous research determined no one owns the property, at least no one has ever paid taxes on it. He said the law on the subject holds that if someone occupies a section of land for seven years, they can claim ownership under the doctrine of "adverse possession." Mr. Mulholland answered: "So let him take possession for seven years." Mr. Fuller added, "from his standpoint, he might want some sort of binding assurance that no one is going to challenge his possession before the seven year period ends." Mr. Noland said the prospective owner should contact the County Recorder's office, which will tell him what his options are.

Budget. Bookkeeper Lynn Cier reported that 144 of 188 association members have either paid their 2010 dues or "contacted me" about plans to do so. A few, she said, had only paid association dues, withholding the amount paid to the Master Assn. President Gunter distributed a draft letter to be sent to SSSFHOA members delinquent in remitting 2010 dues, which detailed action the board can use in pursuing delinquencies. Explaining how volunteer SSSFHOA board members are assisting in small lake dam repair planning, as an example of keeping such costs lower, the letter prompted Mr. Mulholland, one of those volunteers, to report on-going dam work, for which the "additional" Master Assn. assessment was made. Mr. Noland, MA board of trustees president, confirmed that the state's dam inspection office will want to know what, if any, additional design work is proposed. Secretary Fuller moved the letter, as proposed by President Gunter, be included with subsequent dues notices. Seconded by Vice President Larson, the motion passed unanimously. President Gunter, having mailed a letter to members who have been delinquent in paying dues for two to three years, reported two have said they will pay in full while others have been non-committal. He said the board has no alternative to filing property liens against those still declining to pay. Mr. Robinson moved to support action to collect the delinquencies, seconded by Treasurer Butler. The motion passed unanimously. Bookkeeper Cier reported \$36,000 in the bank.

Website. Treasurer Butler reported a new sponsor, American Life Insurance. He asked, since they are often in the neighborhood, if dumpster companies might be potential sponsors. Secretary Fuller suggested calling them.

Master Assn. Mr. Noland reported that proposed rules and regulations for using MA property are approaching completion, an advisory committee having submitted its recommendations. It was observed that the SSSFHOA board had enacted a resolution requiring it see the final rules and regulation proposal before its MA representative votes approval or disapproval. Secretary Fuller said he had seen the committee's report and considered it helpful, reasonable and workable, with some exceptions, which, he said he understood, were still being worked out. Mr. Noland confirmed that language changes were still being negotiated. Visitor Les Carriel added he understood the full and final version remained under review for possible revisions. Mr. Noland said that was also true. He reported that the MA's internal audit draft reports "no gaping errors or problems." As a matter of fact, he added, "the Master Association has no formal procedures for conducting its financial affairs."

New Business. President Gunter, saying he was "taking a job requiring some travelling," advised that he would still be available for board administration, but that he is confident Vice President Larson could step in when necessary.

July Meeting. The SSSFHOA board's July meeting was scheduled for Tuesday, July 6. Treasurer Butler's motion for adjournment being approved unanimously, the meeting concluded at 8 p.m.