

## **SSSHOA Board of Trustees Meeting Minutes, March 8, 2010**

The meeting, convened at President Bill Gunter's home, was called to order at 6:10 p.m.

Members present: President Gunter, Vice President James Larson, Treasurer Chris Butler, Secretary Harry Fuller, members Brian Robertson, Richard Krebs; Bill Noland, SSSHOA representative to the Master Assn. Board of Trustees, Lynn Cier, bookkeeper. Absent: Kristian Mulholland.

**Minutes.** Vice President James Larson moved acceptance of minutes of the Feb. 3 board of trustees meeting, seconded by Richard Krebs. Motion approved unanimously.

**Architecture Committee.** One remodel plan, submitted by Bill Noland for his home, was reported approved.

**CC&R Compliance.** President Gunter reported no current problems

**Underdrain System.** President Gunter advised no current problems, that approaching Spring runoff will determine if last year's drain obstruction removal was effective.

**Budget.** Bookkeeper Lynn Cier reported that expenditures Jan 1-March 8, 2010, were \$671. She said four dues delinquencies remain from 2009 and that one lien notice had been issued. It was agreed that a letter of explanation would accompany this year's billings, which include a \$30 per unit increase for SSSHOA purposes and \$182 per unit increase in Master Assn. assessments for a one-time repair of drains and dam profile work at the MA's small lake. Bookkeeper Cier reiterated that those needing dues payment delays could contact her directly for structured installment arrangements. Her phone number, she said, is: 649-8722.

**Master Assn.** SSSHOA Representative to the Master Assn., Bill Noland, distributed a copy of a letter to him, as MA Board of Trustee president, from MA Counsel Edwin W. Barnes, answering questions concerning the MA's assessments, particularly "whether assessments may be made unevenly throughout the association based upon factors other than mere lot or condominium ownership." A discussion ensued as to how this and other considerations should bear on the MA board's likelihood of adopting a "tiered" assessment for maintaining its two lakes, imposed strictly on lakeside homeowners, identified as the chief direct and permanent beneficiaries of lake views and recreation opportunities. Conclusions in the Barnes letter indicated the MA's governing documents require assessments for common property maintenance to be uniform and, would therefore, make enacting disparate assessments difficult. Further, the attorney's letter suggested changing the MA's governing documents to permit uneven assessments would also be troublesome. Based essentially on these conclusions, Treasurer Butler said he did not see how the board could approve an MA "tiered assessment," even though he said he supported such a policy. President Gunter added that the SSSHOA governing documents (CC&Rs) require "uniform assessments." Treasurer Butler moved the board not approve an MA tiered assessment, seconded by Brian Robinson. The motion was amended to be in effect for a year and was approved unanimously. Discussion prompted by Noland's suggestion that the MA board of trustees would probably consider amending its governing documents to permit "tiering" eventually led to Brian Robinson moving that the SSSHOA board decline to endorse such an action for the current budget year. Secretary Fuller seconded the motion which eventually passed unanimously. Noland reaffirmed that the MA's 2010 annual assessment per unit would be \$175 plus an additional one year charge of \$182 for drain repair and other work on the MA's small lake. When Bookkeeper Cier asked, "What happens when the condominium HOAs refuse to pay," Noland said liens would eventually be placed on associations delinquent in remitting MA assessments, explaining that the authority to enforce unit assessments rests with the HOAs, not the MA.

**New Business.** Observing that board member Kristian Mulholland has missed consecutive meetings, President Gunter said the board may be required to name a replacement for him, asking board members to consider who the replacement might be, adding he would contact Mulholland about his situation and intentions.

Secretary Fuller moved adjournment at 6:30 p.m., seconded by Richard Krebs, the motion passing unanimously.

The April meeting was scheduled for the 12th at St. Luke's Episcopal Church, unless otherwise designated.