

SSSFHOA Board of Trustees Meeting Minutes, Sept. 7, 2010

The meeting, held in the St. Luke's Episcopal Church library, was called to order by President Bill Gunter at 6:36 p.m.

Members present: President Gunter; Vice President James Larson; Treasurer Chris Butler; Secretary Harry Fuller; Member Richard Krebs; Member Kristian Mulholland; Member Brian Robinson; representative to the Silver Springs Master Assn. Board of Trustees Bill Noland; SSSFHOA Bookkeeper Lynn Cier.

Report. A report of the Aug. 2 Board of Trustees meeting, which was unofficial because of lack of a quorum and largely informational, was approved as a recorded document and for exclusive republication on the SSSFHOA website with one change -- a statement concerning the Master Assn.'s large and small lake dams included only the small lake.

Annual Meeting. President Gunter, observing that the SSSFHOA annual meeting will include elections to the board of trustees, said it was essential to start creating a ballot for that purpose. It was confirmed that three terms must be filled, ones now expiring for President Gunter, Vice President Larson and Treasurer Butler. President Gunter suggested it will be necessary to collect proxy votes from voting members not apt to attend annual meetings. Secretary Fuller said the required nominating committee should be formed immediately to actually conduct election procedures. Since the SSSFHOA by-laws require the nomination committee chairman be a Board of Trustees member, President Gunter said he was willing to accept that position as long as he received help from other board members, adding he does not intend to appear on the ballot. Treasurer Butler volunteered to provide necessary assistance. Names of possible non-board member committee persons were discussed along with potential board candidates. Secretary Fuller observed that it would be helpful if board membership included a better balance from throughout the association neighborhoods and that it was observed following last year's elections that the board lacked female representation. Bookkeeper Lynn Cier acknowledged she would mail ballots to SSSFHOA members who are in "good standing" (having paid required annual dues). President Gunter declared the annual meeting date to be Oct. 12, a Tuesday, rather than the required second Monday in October, because that day this year is Columbus Day and by-laws permit such a deviation when the second Monday in October is an official holiday.

Architectural Committee. Committee Chairman Brian Robinson reported a request from Mike Odernheimer, 1418 Willow Ln., to do a "build-out" for a garage. He said Mr. Odernheimer owns two lots at the site with space for an accessible driveway, has submitted all necessary paper work as well as required deposit. He also reported that Lucy McIntyre has asked to construct a permanent small shed at the corner of her lot at 5161 N. East Meadows Dr. Frank Thomas, 1526 Willow, was given approval for a fence construction. A complaint about a treehouse, which could be conspicuously "ugly," especially during months when trees are bare, was discussed and an inspection was scheduled.

CC&R Compliance. Treasurer Butler and Vice President Larson reported that compliance with suggestions for front yard corrections has been "good." A discussion ensued about possibly extending the current 4 consecutive day limit for "recreational vehicles" parked in noticeable driveways, particularly during summer months. Secretary Fuller observed that dates should be specific for such an extended period. A suggestion that a formal ballot vote by SSSFHOA members be taken on the matter was considered without action resulting. President Gunter suggested the permitted vehicle parking period could be included with architectural guidelines rather than resorting to complicated, prolonged CC&R amending. It was generally conceded discussion of the matter could be on the annual meeting agenda.

Budget. Bookkeeper Lynn Cier reported that only 12 members are delinquent in annual dues payments as of September. She said Master Assn. dues assessment for this year has been paid in full. President Gunter said the next billing to delinquent members will be from the association attorney, explaining payment obligations including that attorney fees will be billed to those members whose compliance must be achieved by legal action. Bookkeeper Cier reported that member Lucy Archer apparently made a partial dues payment directly to the association's bank account, remitting a deposit slip copy to Bookkeeper Cier that is substantially illegible. Discussion

generally agreed that making dues payments directly to the association bank account, by-passing established bookkeeping procedures, is needless and complicating. Secretary Fuller suggested the bank be asked for confirmation of the Archer payment.

Master Assn. Report. SSSFHOA Representative to the Master Assn. Bill Noland reported that the MA Board of Trustees' next two meetings should define its annual budget for "readiness" by the first of next year. He said work on MA by-laws to the articles of incorporation continues. When Kristian Mulholland asked if an audit of MA finances had been done, Noland said an internal audit by MA board of trustees members with ability to do such work concluded no glaring errors had been uncovered requiring further costly professional auditing. Mulholland asked if that information could be reported to SSSFHOA membership. Noland said the internal report included a "lot of boring" detail and asked if a summary would be sufficient. Richard Krebs said that should be O.K. and could be explained at the annual meeting. Secretary Fuller supported that option. Reporting on consultations concerning pending rehabilitation for the MA's small lake dam and drainage structures, Richard Krebs said state authorities will accept the water release weir being one water outlet, leaving just one, instead of two, drains needing repair. Also, he said, the small dam's 2 1/2 feet height between lake surface and dam crest has been accepted by the state as meeting a 3 foot requirement. Both developments, it was conceded, should cut costs on the projected small lake rehabilitation. Bill Noland said it is now questionable whether that work can be done this year. He said work may also include two spots on the large lake dam that need raising to the 3-foot level, some vegetation removal and other structural repair. Kristian Mulholland observed that projected small lake savings might raise questions about this year's "additional" MA dues collection. Noland observed the amount was determined by previous, original estimated costs and if the project cost is less, the remaining amount could be held in reserve for future lakes work sure to be required. He speculated the (savings) could be (prorated and) refunded, which would be exceedingly complicated, but, given assurances about later lakes repair, "it would probably be recollected again." He additionally pointed out the MA hasn't a sizable reserve now. He acknowledged that MA annual dues should actually vary, based on what is required to meet each year's budget requirements. A possible significant by-laws change, he reported, is consideration of revamped board composition, such as each HOA delegating MA representatives who would then select by vote a smaller representative MA Board of Trustees, which would be concerned about MA responsibilities and functions rather than individual member HOA interests. "At large board members," Secretary Fuller observed. The HOAs would not have a direct vote on the MA Board of Trustees, Kristian Mulholland observed. Noland agreed, adding the HOAs would still be involved through their designated MA reps. On an unrelated matter, unanimous board vote granted Noland's request to go "off the record" to discuss possible legal actions.

Underdrain. Discussion concluded a "big cutter" should be engaged to trim roots still invading certain underdrain sections. Answering Secretary Fuller's question about costs, Richard Krebs said companies generally charge between \$125 to \$185 an hour for such work. Krebs was delegated to obtain cost estimates for this year.

New Business. Brian Robinson reported complaints about not being able to reach the SSSFHOA website. Treasurer Butler said he would assist anyone directed to call him for help in gaining website access.

Oct. Meeting. The next board meeting was scheduled for Oct. 5 at 6:30 p.m. in the St. Luke's Episcopal Church library to plan the annual meeting Oct. 12. Richard Krebs moved adjournment, seconded by Kristian Mulholland; unanimous vote concluded the meeting at 8:30 p.m..