

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; Member Brian Robinson; represented by proxy Member Richard Krebs; Bookkeeper Lynn Cier; Representative to the Master Assn. Board of Trustees Bill Noland; Board Members-elect Ed Cody, Tracy Douthett, Jim Harsch. Absent: Member Kristian Mulholland.

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. President 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 assn'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 assn. website.* During subsequent discussion of CC&R problems, President Gunter said amending the rules and regulations is extremely difficult and should be avoided if possible. Member-elect Ed Cody observed that Recreation Vehicles parked continuously at homesites represent a significant, persistent problem. 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 assn. 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, President Gunter suggested crackdowns on 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 homesite projects. No new applications had been received, he added. President 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, President 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. Bookkeeper Cier reported that since the Silver Springs Master Assn. 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 "confusion." Secretary Fuller answered that continuing to make a distinction in the billing informs members what they are paying to their homeowners assn. and what the assn. contributes for maintaining commonly used and enjoyed properties owned by the MA. Member-elect Ed Cody said few assn. members understand the difference. Fuller observed that he heard complaints about the billing total when it was raised this year for both the assn. budget and MA purposes, reminding that it became necessary to repeatedly explain the assn. and MA difference in order to defend the assn. against such criticism.

Master Assn. 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, for various reasons, was postponed from this year to next fall. Observing that questions were raised during the annual MA board meeting about refunding to all MA homeowners assn. members any surplus that might result from the difference between the estimated and actual Small Lake repair project, which prompted higher 2010 MA dues, Secretary Fuller observed: "this board may need to take a position on that and, at this point, I would object, considering the difficulties involved." Lynn Cier added: "It could be a nightmare." Noland said any such retained surplus should be restricted for use on the two lakes rather than being absorbed into the MA general fund. 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 being no news 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.