

SSSFHOA Board of Trustee Meeting Minutes January 7, 2013

The meeting was called to order at 6:32pm with Members Tracey Douthett, Dwight Hibdon, Gary Milkis, Steven Fassett and Lynn Cier present. Ed Cody sent a proxy nominating Tracey Douthett, and Shirlee Sanderson sent a proxy nominating Dwight Hibdon. Also present Bill Noland to discuss underground drain system.

New Board member Steven Fassett was introduced. The following officers were elected:

President – Dwight Hibdon

Vice President – Shirlee Sanderson

Secretary – Gary Milkis

Treasurer – Steven Fassett

December 2012 meeting minutes were approved.

Current Business

The Board discussed a proposed By Law amendment to reduce the Board to 5 members when 7 cannot be found. The Board also discussed what to do if 5 members cannot be found. The 2012 Board is recommending this proposal:

Proposed Resolution regarding temporary installment of a 5 member SSSFHOA Board:
In the event the affairs of this Association cannot be managed by a full seven member board of trustees due to insufficient availability of association members to serve as board of trustees members, a minimum of five formally elected and installed board members may constitute the governing board of trustees, such board members conducting SSSFHOA business for a duration no longer than one year following organization as an officially constituted board, by which time a full seven member board of trustees shall have been achieved, to be reinstated at the earliest officially designated annual membership meeting by nomination and election as provided in **Article V, Section 1, Nomination: Nomination and Election of Trustees**. A majority vote of the association members shall be required to authorize a second consecutive limited one-year for governance by any five-member board and for any subsequent one year renewals.

The 2012 Board meeting was then closed.

The 2013 Board meeting was then called to order.

The Board selected a Master Association representative: President Dwight Hibdon.

The Board discussed the enlistment of a property management firm. The Board would like to talk to 3 companies to get bids for this service. The Board will confirm it has the authority to hire such company to handle management issues. **Article VIII** of the CC&Rs gives the Board the authority to hire such company. Dwight and Shirlee will head a search committee to look for a management company.

Budget Report – Lynn Cier

Lynn submitted a proposed 2013 budget. Lynn proposes member annual dues remain the same at \$250. This could be increased if a management company is hired. The Board approved the 2013 budget contingent on the Masters not increasing dues.

CC&R Committee Report

There is a house on East Meadows Drive parking a horse trailer but no there is currently no action taken to remove it.

There continues to be reports of a homeowner who keeps his waste and recycle cans stored against the front side of his house in full view by passers-by. He has persisted in doing this for several years.. This same homeowner also consistently has 3-5 dogs on his property. Watering regulations do not appear to apply to him, he waters on even and odd numbered days, at any hour of the day or night.. His also has multiple cars and a truck parked on his asphalt driveway 24/7. For unknown reasons the many board members over the past years have not required that this man abide by the rules of our neighborhood.

Jan. 2013 Board Meeting minutes cont.

Underdrain Committee Report

Bill Noland's proposed letter to homeowners explaining the system was reviewed and approved by the Board's Attorney. The letter and map showing the locations of the system will be sent to homeowners affected by the drain system. This information will also be posted on the website.

Architectural Committee Report

No current issues.

Masters Association HOA Report

Tracey will forward previous meeting minutes to Board members.

Committee Chair Selection

Architectural – Steven Fassett and Tracey Douthett will also participate

CC&Rs – Dwight Hibdon

Website – Gary Milkis

Underdrain System – Gary Milkis

The next Board meeting will take place on March 5 at 6:30pm

The meeting was adjourned at 7:40pm