

**MINUTES OF THE SILVER SPRINGS SINGLE FAMILY HOMEOWNERS'
ASSOCIATION (SSSFHOA) BOARD OF TRUSTEES (BOT) MEETING**

**September 9, 2015
5141 Silver Springs Road**

The following board members were present:

Rick Hovey – President
Mari Dougherty – Vice President
Julia Loughlin – Secretary
Absent BOT members were: Rose Carriel (provided her proxy to Mari Dougherty), Tracey Douthett, and Paul Stangeland (provided his proxy to Julia Loughlin).

The following other persons were present:

Mark Buford (PMA, our property manager)
Allison Ross (PMA)
Steve Fassett – Chair, Architectural Committee
Bill Noland – Chair, Underdrain Committee

Determination of Quorum

A quorum was established.

Meeting Called to Order

The meeting was called to order by Rick Hovey at 6:54 pm.

Approval of August 11, 2015 Meeting Minutes

The minutes of the August 11, 2015 BOT meeting were distributed to the BOT members for review prior to the meeting. A motion to approve the minutes as written was made by Mari Dougherty and seconded by Julia Loughlin. The motion passed unanimously.

Reports

1. ARC Report - Steve Fassett discussed ongoing remodels. There was also discussion regarding upcoming revision of the Architectural Rules and potential processes for this revision.

2. Underdrain Report – Bill Noland discussed the need to integrate the underdrain system into SSSFHOA documents so that future construction, remodels, and landscaping do not compromise the system.

3. CC&R Compliance Report – Rick Hovey gave the report for Rose Carriel, who was absent. Rick discussed ongoing Covenants, Conditions, and Restrictions (CC&Rs) issues – compliance is generally improving. There was a discussion of the timing of sending out compliance letters. Mark Buford (PMA) recommended sending out compliance letters every 2 weeks instead of every week, to give members more time to comply voluntarily before receiving a second notice. Mari Dougherty moved that compliance letters be sent out every 2 weeks instead of every week. Julia Loughlin seconded. The motion passed unanimously.

4. Summer Party Recap – Rick Hovey reported for Rose Carriel: the summer party was a resounding success! A sign-in sheet helped the BOT gather members' email addresses, in support of the BOT's goal of eventually having most or all of BOT correspondence be electronic. Rick Hovey's band, the Mondays provided the soundtrack for the fun. Name tags were helpful. Next year, it was recommended the party begin at 4:00. A big thank you to the Master's Homeowners' Association, which sponsored the party; to BOT member Rose Carriel, who organized it, and to all the BOT members who grilled, greeted, set up and cleaned up. The biggest thank you goes to all of our wonderful neighbors in attendance!

5. Web Design – Mari Dougherty, Chair of the SSSFHOA Website Committee, discussed ongoing investigations into updating the SSSFHOA website.

6. Documents Rewrite Report – Rick Hovey reported for Tracy Douthett, Chair of the Documents Rewrite Committee, who was absent. The BOT has submitted their comments on our current CC&Rs and By Laws to Morris Sperry, the consultant contracted to help rewrite these documents. The BOT is awaiting Morris Sperry's response to their comments.

7. Master's Association Update – Paul Stangeland, SSSFHOA Representative to the Masters' Homeowners' Association (MHOA), has been out of town. Rick Hovey attended the monthly MHOA meeting in Paul Stangeland's place. The MHOA discussed making the big park wheelchair accessible. The boat storage area in the big park will be improved with pea gravel. A bubbler will be added to the big lake, by the inlet near SR 224. MHOA President Phil Tisovic will continue to investigate the "Black Hole Parcel" (corner of Silver Springs Road and Meadows Connection) and how it can be deeded to the MHOA as open space/common area. SSSFHOA annual member dues to the MHOA will remain the same as last year.

Elections and Meeting Agenda for Annual Members Meeting – Discussion regarding nominations, election of new board members, and the agenda. Julia Loughlin, Chair of the Nominating Committee, encouraged BOT members to seek out nominees to run for the board at October's Annual Members' Meeting. The BOT identified nominees who have come forward to date.

Schedule October's BOT Monthly Meeting - There will be no October BOT meeting, as we have the Annual Member's Meeting on October 20, 7 pm, at St. Luke's.

Other Business – there was no other business to discuss.

Adjournment

Meeting adjourned at 9:42 pm.