

Silver Springs Single Family Homeowners' Association (SSSFHOA) Board Meeting

November 3, 2015

1. Determination of Quorum

A quorum was established with the following board members present: Tracey Douthett, Mari Dougherty, Brian Zilvitis, Ed Cody, Julia Loughlin, and Rick Hovey. Katy Lillquist was absent and had provided her proxy to the Board.

Also present: Steve Fassett – Architectural Committee Chair, Bill Noland – Underdrain Committee Chair, Rose Carriel – Compliance Committee Chair, Mark Buford (Property Management Associates) and Allison Ross (PMA)

2. Meeting Called to Order

The meeting was called to order at 6:40 pm by Rick Hovey

3. Review of Minutes from Sept 29, 2015 Executive Meeting

A motion was made, seconded, and the minutes were approved unanimously.

4. Board of Trustees Member Terms

Rick Hovey explained how the Board has gotten off of the alternating 3 member/4 member term expiration schedule that is specified in the By-Laws. The Board agreed to adjust new Board member terms to get back on schedule.

Rick Hovey also thanked everyone for their service, and for the wonderful experience he has had from serving with the other Board members.

5. Nomination of Officers

The following individuals were nominated and unanimously elected to the indicated Board positions:

President – Tracey Douthett
Vice President – Ed Cody
Secretary – Julia Loughlin
Treasurer – Katy Lillquist

The following individuals were appointed as Committee Chairs/members:

SSSFHOA Representative to the Masters' Homeowners' Association – Paul Stangeland

Website Development Chair – Mari Dougherty

Underdrain Committee Chair – Bill Noland

Architectural (ARC) Committee Chair – Steve Fassett (Tracey Douthett and Ed Cody also agreed to serve on the ARC committee)

Covenants, Conditions and Restrictions (CC&R) Rewrite Committee Chair – Tracey Douthett. Rick Hovey, Katy Lillquist, Julia Loughlin, and Brian Zilvitis also volunteered to serve on this committee.

CC&R Compliance Committee - Rose Carriel and Rick Hovey volunteered to serve on this committee.

ARC Re-write Committee – Rick Hovey, Mari Dougherty and Paul Stangeland volunteered to serve on this committee.

Nominating Committee Chair – Julia Loughlin

PMA recommended sending an email out to the Owners to encourage community members to serve on the Board committees.

6. 2015 Annual Meeting Review

The Board expressed their appreciation for PMA's diligent work in obtaining a quorum for the meeting and running a successful election. The Board was grateful for the member turnout and input.

7. Reports

ARC report - Steve Fassett stated that there is currently a landscape plan under review. The plan will need to be passed onto the Masters for approval due to its proximity to Masters' Common Area.

Underdrain Committee Report – Bill Noland discussed ongoing issues and investigation of the underdrain.

A motion was made to approve \$650.00 expenditure for the underdrain, the motion was seconded, and approved unanimously.

Document Re-write Committee – Tracey Douthett updated the Board on the status of the rewrite.

8. New Business

Julia Loughlin reviewed the Action Items from last month's Board meeting

PMA has discussed taking on the CC&R compliance checks. PMA would like to review with the board what costs would be associated with adding these services. PMA and Board members Tracy Douthett, Ed Cody and Rick Hovey will meet on November 5 at 1pm.

9. Next Meeting

December 1, 2015 at 6:30 pm at St. Luke's

10. Adjournment

The meeting was adjourned at 8:50 pm.