

**Silver Springs Single Family Homeowners' Association (SSSFHOA) Board Meeting**  
**December 1, 2015**

**Determination of Quorum**

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

Also present: Bill Noland – Underdrain Committee Chair, Mark Buford (Property Management Associates - PMA).

**Meeting Called to Order**

The meeting was called to order at 6:35 pm by Tracey Douthett

**Approval of October 21, 2015 Annual Meeting Minutes and November 3, 2015 Monthly Meeting Minutes**

Motions were made, seconded, and the minutes of each of the two meetings (monthly as amended) were approved unanimously.

**Reports**

\*Governing Documents Re-write Committee – Tracey Douthett updated the Board on the status of the rewrite.

\*Underdrain Committee – Bill Noland reported that repairs of two deteriorating manhole accesses were successfully made. Bill mentioned to make sure to include applicable underdrain language in the soon-to-be-revised architectural rules.

\*Financial Update – Tracey and Katy went over the current balance sheet.

\*Covenants, Conditions, and Restrictions (CC&Rs) Compliance – Mark (PMA) discussed the status of ongoing compliance issues.

\*Architectural Review Committee – Tracey reported for the absent Steve Fassett that there is nothing new to report – no new applications.

\*Silver Springs Masters Homeowners' Association (MHOA) – Paul Stangeland (SSSFHOA Representative to the MHOA) had previously submitted a summary of ongoing issues with the MHOA. Rick said he'd like to

see SSSFHOA have a more active voice in the MHOA, especially since SSSFHOA pays by far the most dues. All SSSFHOA board members agreed.

\*Website Design – Mari Dougherty, absent - no word on current status. Tracey will ask Mari to put the two MHOA legal documents on the SSSFHOA website.

\*Architectural Rules Rewrite – Rick discussed the status of the Request for Proposal that he'd like to send out for bids.

### **New Business**

PMA's contract will soon be up for renewal. Troy (PMA) will get Tracy, Rick, Ed a proposal for continuing management services. This will show both the existing and proposed services PMA does and can provide, in an "a la carte" format, so that SSSFHOA can assess which services they'd like PMA to continue to provide at what cost.

### **Next Meeting**

January 5, 2015 at 6:30 pm at St. Luke's

### **Adjournment**

The meeting was adjourned at 8:06 pm.