

**MINUTES**  
**Silver Springs Single Family Homeowners**  
**Association (SSSFHOA) Board Meeting**

**February 2, 2016**

**Determination of a Quorum**

A quorum was established with the following board members present: Tracey Douthett, Katy Lillquist, Rick Hovey, Mari Dougherty and Brian Zilvitis. Julia Loughlin was absent and provided her proxy to Katy Lillquist, who also took these meeting minutes, which were subsequently edited by Secretary Julia Loughlin. Ed Cody was absent and provided his proxy to Rick Hovey.

Also present were: Steve Fassett (Chair, Architectural Committee) and Bill Noland (Chair, Underdrain Committee).

**Meeting Called to Order**

The meeting was called to order at 6:36 pm by President Tracey Douthett.

**Approval of January 5, 2016 Board of Trustees (BOT) Meeting Minutes**

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

**Review of Action Items from January 5, 2016 BOT Meeting**

BOT members and attendees discussed their progress on Action Items from the last BOT meeting.

**Reports**

**\*CC&R Re-write Committee** – Katy Lillquist (Chair) updated the board on the CC&R rewrite progress. Next meeting is Feb. 4.

**\*Underdrain Committee** - Bill Noland (Chair) reported that the drains continue to work successfully. Newly-replaced drain covers on Ranch Place are surviving the snowplows. Bill discussed ways the board might incorporate underdrain information into Architectural Rules so that members can be aware of the location of the underdrains and make landscaping decisions so as not to negatively impact the underdrains.

**\*Architectural Review Committee** – Steve Fassett and the BOT discussed bids the BOT has solicited and received from contractors to help the BOT update and revise

the Architectural Rules so that they are more inclusive of evolving styles and materials while still honoring the “feel” of our neighborhood.

**\*Financial Update** – Katy Lillquist updated the board on the 2015 year-end financial reports and the January 2016 financial reports.

**\*CC&R Compliance Committee** – Rick Hovey provided the following update: As a result of our renewed and updated contract with Property Management Associates (PMA), PMA will do twice-monthly CC&R compliance inspections of our neighborhood. PMA will transmit the findings of their inspections to the SSSFHOA President and Compliance Chair, who will review and verify PMA’s findings, after which PMA will take enforcement actions specified in our governing documents.

**\*Silver Springs Masters Homeowners’ Association (MHOA) Update – Tracey Douthett**

At the January 12, 2016 MHOA meeting, the MHOA approved their 2016 budget of \$98,905.00.

The MHOA discussed re-surfacing the sidewalk in the big lake park in order to accommodate wheelchairs. The MHOA chose to re-surface the sidewalk with a mixture of compacted road base and fines, based on cost and functionality of these materials. New ballasts and LED lights were installed in the street lights that had burned out. The trash container in the lake park is in bad shape, so trash service has been cancelled and will restart in the spring. However, dog waste bags will continue to be stocked.

The MHOA approved 2016 budgeting of \$3,400 for holiday lights on the trees at the south entrance to Silver Springs and \$750 at the north entrance. SSSFHOA submitted to the MHOA its “Wish List” of projects it would like to see the MHOA focus on in 2016, especially since Silver Springs is by far the largest funder of the MHOA.

The MHOA is investigating whether state law allows for online voting in homeowners’ associations.

**\*Architectural Rules Rewrite Update – Rick Hovey**

On December 18<sup>th</sup>, 2015, SSSFHOA sent Requests for Proposal (RFP) out to 9 qualified firms to help the SSSFHOA rewrite our Architectural Rules. Two firms responded with formal proposals: Land Solutions; and Eddington, Pratt, and Bockholt Services. These proposals are under consideration.

**\*Website Design & Development – Mari Dougherty (Chair, Website Committee)**

Mari reported that SSSFHOA has not yet paid to upgrade to the more flexible website platform. That should happen this week. Then, the BOT needs to select a template from six options. Ignite or Metro are Mari's favorites. Mari would like us to email our thoughts to her.

**Board Discussion**

The BOT further discussed the Architectural Rules rewrite and the received proposals for that. The BOT also further discussed the CC&R rewrite, and SSSFHOA vs. the MHOA's fiscal years.

**Next Meeting**

The next meeting will be at Tuesday March 1 at 6:30 at St. Luke's

**Adjournment**

The meeting was adjourned at 8:43 pm.