

MINUTES
Silver Springs Single Family Homeowners' Association (SSSFHOA) Board of Trustees (BOT) Meeting

March 1, 2016

Determination of Quorum

A quorum was established with the following board members present: Ed Cody (Vice President), Mari Dougherty, Tracey Douthett (President), Rick Hovey, Katy Lillquist (Treasurer), Julia Loughlin (Secretary), Brian Zilvitis

Also present was: Bill Noland (Chair, Underdrain Committee)

Meeting Called to Order

The meeting was called to order at 6:34 pm.

Approval of February 2, 2016 Meeting Minutes

A motion was made and the minutes were approved unanimously.

Review of Action Items from the February 2, 2016 Meeting

Katy Lillquist discussed that St. Luke's has requested a donation of \$25/meeting (which would be \$300/year). This would be an annual increase of \$100 over our one-time annual \$200 donation in 2015. The board agreed that, since our 2016 budget has already been approved, we will not increase our donation for 2016, but that we will inform St. Luke's that we could budget \$300 for 2017.

Reports

***Codes, Covenants and Restrictions (CC&Rs) and By Laws Rewrite Committee** – Brian Zilvitis (Chair) and the board members discussed progress on the rewrite. The edited documents will soon be submitted to Morris Sperry (the law firm contracted to help the board with the rewrite) for their review/comment.

***Underdrain Committee** – Bill Noland said that, in his observation, the underdrain system looks to be functioning well. He anticipates, at the annual cleanout, seeing nothing significantly different from what he's seen historically: mud and mats of roots. Bill suggested that the annual budget should contain a line item for underdrain annual maintenance.

***Architectural Review Committee (ARC)** – Steve Fassett (Chair) was not present, but had informed Tracey Douthett that there was nothing to report for this committee this month.

***CC&R Compliance Update** – Rick Hovey reported that Property Management Associates (PMA) is doing a good job of systematically driving through the neighborhood and identifying violations, which are then verified by the board before notifications go to homeowners. The board received a letter from a homeowner indicating that the violation notice they received was appropriate.

***Masters HOA Update** – Paul Stangeland (SSSFHOA Representative to the Masters HOA) was not present, but he had provided information to the board on the odor from the lakes and the actions taken to mitigate the odor, one of which was putting some of the water into a culvert until these seasonal odors decrease.

***ARC Rules Rewrite** – Rick Hovey, Ed Cody (Chair) and Tracey Douthett reported that they had attended a meeting with Eddington, Pratt and Bockholz, the firm the board has hired to help with the ARC Rules Rewrite.

***Website Re-Design and Development** – Mari Dougherty (Chair) reported that she looked through the design choices for the website and shared many of these with the board. Katy will join Mari in ongoing decision-making regarding the website re-design.

Board Discussion

***ARC Rules Rewrite Committee Formation** – As stated above, Ed Cody agreed to Chair this committee, with Tracey Douthett and Rick Hovey as co-members.

***Newsletter** – Tracey would like to get a newsletter out on March 31 and will be sending the BOT an email soliciting input.

***Executive Session Timing** – the board discussed where to put Executive Sessions (before the regular meeting?), when the board has them, to make it as convenient as possible for non-board-members (who must leave the room during Executive Sessions) who may be attending the board meeting. No decision regarding this was made, just discussion.

Next Meeting

The next meeting will be April 5, 2016, 6:30 at St. Luke's

Adjournment

The meeting was adjourned at 8:28 pm.