

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

**June 7, 2016**

**Determination of a Quorum**

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

Tracey Douthett (President) was absent and gave her proxy to Ed Cody. Ed Cody ran the meeting in Tracey's absence.

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

**Meeting Called to Order**

The meeting was called to order at 6:36 pm.

**Approval of May 3, 2016 Meeting Minutes**

After several corrections, the amended minutes were approved unanimously.

**Review of Action Items from the May 3, 2016 Meeting**

Action items were discussed; financial action items were discussed during the Financial Update, below.

**Reports**

**\*Silver Springs Masters HOA**

Paul Stangeland, SSSFHOA Representative to the Masters HOA, was absent, and had provided his report from the May 10, 2106 Masters HOA meeting. Dam safety, introduction of sterile trout into the lakes, measuring water flow, and the Big Lake Park Master Plan were among topics discussed.

### **\*Governing Documents Rewrite Committee**

Brian Zilvitis, Chair, has not yet received a draft back from John Morris (of Morris Sperry, the firm contracted to assist with the rewrite). Brian will continue to encourage John Morris' timely response.

### **\*Underdrain Committee**

Bill Noland, Chair, reported that there are no observable underdrain backups at this time.

Bill discussed owners who have approached him before changing their landscaping and reiterated that any landscaping or renovation (involving moving structures) must be cleared through the Underdrain Committee (in addition to the Architectural Review Committee) to ensure that proposed building or landscape changes will not compromise the underdrain system.

Bill discussed updates to underdrain manholes and county responsibility for a malfunctioning storm drain that caused flooding on Fletcher Court. Our knowledge of the underdrain helps SSSFHOA distinguish between underdrain-related flooding and storm drain-related flooding (which is the county's responsibility).

### **\*Architectural Review Committee**

Steve Fassett, Chair, reported on ongoing renovations/additions. Rick Hovey moved to approve a variance for proposed solar panels (and accompanying roof change) at 4950 NE Meadows Drive. Katy Lillquist seconded; the motion passed unanimously.

### **\*Financial Update**

Katy Lillquist reported 3 homeowners still haven't paid 2015 dues - discussion ensued regarding liens.

Katy and board discussed underdrain payments, charging interest on unpaid dues, and late fees.

### **\*Codes, Covenants and Restrictions (CC&Rs) Compliance Update**

Rick Hovey reported on ongoing compliance issues and discussed how we might deal with ongoing, long-term out-of-compliance issues, including PMA's involvement in same.

### **\*Architectural (ARC) Rules Rewrite Committee**

Ed Cody, Chair, is working with Rick Hovey and Tracey Douthett on this committee. Ed reported that they've met with Eddington, Pratt and Bockholt (EPB), the firm the

BOT has contracted to help with the ARC Rules rewrite, three times and that they're very pleased with EPB. Next meeting with EPB will be June 23. Ed indicated that he'd like the whole board to review and discuss early drafts of the rewritten ARC Rules and that he would like to include Harry Fuller on the ARC Rules Rewrite Committee, as Harry has expressed interest. The board agreed with both ideas.

#### **\*Website Design and Development Committee**

Katy and Mari discussed ongoing website development.

#### **Board Discussion/New Business**

The annual summer picnic will be Saturday August 27. The picnic will, as in past years, include all 12 of the Silver Springs neighborhoods and the Masters HOA will contribute \$1,000. Rose Carriel, who has organized the party for the last few years, will be out of town -who will organize? Mari Dougherty agreed to get the information from Rose to pass along to whoever organizes.

#### **Next Meeting**

Tuesday July 5, 2016, 6:30 pm at St. Luke's

#### **Adjournment**

The meeting was adjourned at 8:48 pm