

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

July 5, 2016

Determination of a 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), and Brian Zilvitis.

Also present were Steve Fassett (Chair, Architectural Committee), Bill Noland (Chair, Underdrain Committee), Paul Stangeland (SSSFHOA Representative to the Masters HOA)

Guests present were: Jeff Wheeler and Teresa Wharton of Community Solutions & Sales.

Meeting Called to Order

The meeting was called to order at 6:32 pm.

Approval of June 7, 2016 BOT Meeting Minutes

The June 7, 2016 minutes were approved unanimously.

Review of Action Items from the June 7, 2016 Meeting

Action Items related to unpaid dues, drainage issue on Fletcher Court, underdrain issues, and the annual summer picnic were reviewed.

Reports

***Silver Springs Masters HOA**

Paul Stangeland (SSSFHOA Representative to the Masters HOA) discussed dam inspection, weed management in the lakes, the status of the Big Lake Park Master Plan, the need for Masters HOA to be notified of landscape plan for 5129 Silver Springs Road, since it abuts Masters property, and the annual Summer Party, which will be Saturday August 27.

***Underdrain Committee**

Bill Noland, Chair, had no changes to report.

***Architectural Review Committee**

Steve Fassett, Chair, reported on ongoing renovations/additions, including an application for variance for solar panel installation at 5148 East Meadows Drive. The variance application was denied due to the visual impact from the street of: 1) the unusually large roof area involved, 2) the significant color contrast between the light brown roof shingles and the dark charcoal/black solar panels and 3) the large number of solar panels proposed, massed all together on one large roof section.

Request for variance for fence at 5129 Silver Springs Road – variance was approved unanimously.

***Codes, Covenants, and Restrictions (CC&R) Rewrite Committee** – Brian Zilvitis, Chair, reported on the status of the rewrite and its review by Morris Sperry, the law firm contracted to assist in the rewrite.

New Business

Jeff Wheeler and Teresa Wharton of Community Solutions & Sales made a presentation to the board.

Underdrain Reserve Analysis was discussed.

Board members were reminded to encourage neighborhood members to consider running for the Board, as some board members' terms will end in October.

Plans and assignments for the Annual Summer Party were discussed.

Next Meeting

Tuesday August 2, 2016, 6:30 pm at St. Luke's

Adjournment

The meeting was adjourned at 9:37 pm