

Minutes
Silver Springs Single Family Homeowners' Association (SSSFHOA)
Board of Trustees Meeting
December 5, 2016

Determination of a Quorum

A quorum was established with all 7 members of the board of trustees present in person: Brian Zilvitis (President), Edward Robertshaw (Vice President), Polly Reynolds (Secretary), Katy Lillquist (Treasurer), Ed Cody, Allison Dittmer and Todd Evans.

Also present were Ryan Dickey (HOA Manager, Steve Fassett (outgoing Chair, Architectural Committee) and Bill Noland (Chair, Underdrain Committee).

Call to Order

The meeting was called to order by President Brian Zilvitis at 6:36 pm.

Brian Zilvitis welcomed new manager, Ryan Dickey, of Model HOA and announced that notice and a transition letter was given to PMA Inc that SSSFHOA will not be renewing its contract.

Reports

***Architectural Review Committee**

Ed Cody gave an overview of North Shore's member meeting held on December 1, 2016 which addressed the adoption of the proposed architectural guidelines. The board then discussed project applications, application fees, performance deposits, paint color guidelines and the BOT level of responsibilities versus using design consultants.

***Underdrain Committee**

Bill Noland reported no changes in the Underdrain system and noted that none are expected until spring when the results of the three improvements completed this year will be evident.

***Silver Spring Masters HOA**

Allison Dittmer gave an overview of the Master's Association Meeting including the installation of a weighted hose running from the pump house to the outlet.

***Treasurer's Report**

Katy Lillquist gave the financial report.

New Business

A paint violation was discussed.

Each board member was given a list from Katy Lillquist of home owners' names and addresses from whom we don't have email addresses. We each agreed to knock on doors to try to obtain the information so that we can transition to email communication.

We discussed the need to update the SSSFHOA website with new contact, board member and management information. We also agreed that we need to update the current Application Forms on the website.

Brian Zilvitis reported that John Morris would like to have a Special meeting of members to discuss the draft of declarations sometime between January 9-13. St. Luke's is only available on January 12, 2016 of that week. It was decided to postpone the meeting until February.

We talked about sending out a newsletter to announce our new manager, the new ARC rules, the new Declarations on the website and ways in which members can remember and find our official website.

It was agreed that Ed Cody, Brian Zilvitis and Todd Evans will be on the Compliance Committee with Ed Cody acting as Chair.

It was decided to send 2017 invoices out via both postal and email.

It was brought to our attention that one of the Silver Springs associations has a separate set of architectural rules that need to be accounted for in the ARC re-write.

Next Meeting

Tuesday January 3, 2017, 6:30 pm at the residence of Brian Zilvitis at 4869 East Meadows Drive

Adjournment

The meeting was adjourned at 9:00 pm.