

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

**January 3, 2017**

**Determination of a Quorum**

A quorum was established with the following board members present: Brian Zilvitis (President), Ed Cody (Vice President), Katy Lillquist (Treasurer), Allison Dittmer and Polly Reynolds (Secretary). Ed Robertshaw provided his proxy in writing to Katy Lillquist.

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

**Meeting Called to Order**

The meeting was called to order at 6:33pm.

**Approval of November 1, 2016 and December 5, 2016 BOT Minutes**

The November 1, 2016 and December 5, 2016 minutes were approved unanimously.

**Reports**

**\*Underdrain Committee**

Bill Noland, Chair, reported no changes regarding the underdrain system. He notified the board that Rick Hovey agreed to be on the Underdrain Committee. Brian Zilvitis volunteered to be on the committee as well.

**\*Architectural Review Rewrite Update**

Ed Cody discussed and clarified when and if a deposit is required for renovations and additions. He also discussed the plan for the review and adoption of the new ARC guidelines.

**SSSFHOA Website**

The board discussed and agreed to purchase a SSL Certificate to provide added security to the SSSFHOA website.

## **\*Silver Springs Master HOA**

Allison Dittmer gave an overview of the Master's association Meeting including discussions regarding the appearance of the south entrance and concern by some members of the safety of the north entrance acceleration and deceleration lanes. The overall health of the lakes was discussed including the addition of sterile trout into the big lake.

### **Architectural Review Committee**

Ed Cody, chair, discussed ongoing renovations and additions including shed height, variance requests and deposit returns.

### **Review of Action Items from the December 5, 2016 Meeting**

Action items related to the final draft of the ARC rules, procedure for members who may want to change the ARC rules, the new Rules document, website updates, Application Forms updates, our future mail-out, the BOT neighborhood walk through, collection of missing emails from members and the transition to email communications.

### **New Business**

The board discussed and approved the updated Rules, Billing & Collection Procedures document replacing the Rules and Fines document that was adopted in July 2014.

The board voted to keep the number of votes that are required to change the Bylaws at a majority vote of the BOT.

The current Declarations (CC&R'S) may be amended by a majority vote of the members. The board discussed whether to propose an increase in the percentage of votes required for amendment. It was agreed to keep the status quo.

Dates were suggested for the Special Meeting of members of SSSFHOA to discuss the proposed draft of the updated CC&R's with attorney, John Morris.

It was proposed and agreed upon that future BOT meetings be held the first Monday of each month.

**Next Meeting**

Monday February 6, 2017, 6:30pm at the residence of Ed Cody 4956 Silver Springs Road

**Adjournment**

The meeting was adjourned at 8:06pm