

Minutes
Silver Springs Single Family Homeowners' Association (SSSFHOA)
Board of Trustees Meeting
February 6, 2017

Determination of a Quorum

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

Also present were Ryan Dickey and Alyssa Yensen from Model HOA, Rick Hovey (ARC Committee), and Bill Noland (Chair Underdrain Committee).

Call to Order

The meeting was called to order by President Brian Zilvitis at 6:34 pm.

Brian introduced Alyssa Yensen, Model HOA's new operations manager.

Brian announced the resignation of BOT member, Todd Evans.

Approval of January 3, 2017 BOT Minutes

The January 3, 2017 minutes were approved unanimously.

Reports

***Model HOA**

Ryan Dickey gave a status update regarding the collection of HOA dues (we've received 101 out of 188 members' dues) and member emails (we need 23 more emails).

After their first violations walk-through on January 28th, Ryan and Alyssa prepared an Architectural Violations Discussion Document and presented it to the BOT. The document includes photos of examples of properties that may be in violation of the CC&R's and/or Architectural Committee Rules. The document also states the relevant rules and guidelines regarding the different violations as found in the HOA's existing and proposed documents. The purpose of the document and following discussion was to clarify and decrease ambiguities of

what constitutes a violation so that Model HOA can have a better understanding of the board's position regarding mailboxes, exterior construction material and colors including garage doors, painted fences, stored vehicles, satellite dishes, recreational equipment and decorative objects (including holiday decorations and lighting and yard art).

***Architectural Rules Rewrite Update**

The previously identified and compiled ARC re-write questions were discussed.

***Financial Report**

Katy Lillquist, Treasurer, reported that the 2016 financial report is not finalized due to the change in management companies. Otherwise, we are under budget and in good shape.

New Business

The formation of a new committee was discussed and agreed upon. The new "Communications Committee" will maintain and keep the SSSFHOA website updated and will be the liaison between the BOT, the HOA management company and the members of the association. It will explore current methods of communication to find the best ways to keep members informed. Edward Robertshaw and Katy Lillquist agreed to be on the committee with Edward acting as chair.

March Meetings

SSSFHOA Special Meeting Thursday March 2, 2017, 6:30 pm at St. Luke's

BOT Meeting Monday March 6, 2017, 6:30 pm at the residence of Katy Lillquist

1516 Willow Loop Rd

Adjournment

The meeting was adjourned at 9:12 pm

