

Minutes
Silver Springs Single Family Homeowners' Association (SSSFHOA)
Board of Trustees Meeting
April 3, 2017
www.silverspringshomeowners.com

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), Allison Dittmer and Ed Robertshaw.

Also present were Ryan Dickey from Modal 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 6:32 pm.

Approval of February 6, 2017 BOT meeting minutes

The February 6, 2017 BOT meeting minutes were approved unanimously.

Reports

***Architectural Rules Rewrite Update**

The previously identified and compiled ARC Design Standards re-write questions were discussed, and a number of changes were suggested and agreed upon. The board agreed to circulate the document digitally a final time after the meeting when changes were documented. We will then vote digitally whether to approve or not.

The Board voted unanimously to adopt a new fee and deposit schedule on the Design Review Application including the removal of the performance deposit on minor projects, and to post the updated application to the Association's website as soon as practicable.

***Model HOA**

Ryan Dickey gave a status update regarding the collection of HOA dues (we've received 154

out of 188 members' dues) and member emails (we need 5 more emails). Ryan discussed the timeline of assessing a fine for unpaid dues. He and the board agreed to begin assessing fines in May starting at \$25.

Ryan Dickey also discussed with the Board various compliance issues and his protocol for addressing said issues, i.e. talking to people in person or on the phone whenever possible before sending a letter, giving homeowners ideas on how to come into compliance, a timetable for completion, and his approximate schedule for fines.

***Architectural Review Committee**

Ed Cody, Chair, updated the Board on various applications and ongoing additions and improvements.

***Underdrain Committee**

Bill Noland, Chair, reported that the underdrain is operating at maximum capacity and is working as it is supposed to work.

***Communications Committee**

Ed Robertshaw, Chair, discussed a possible association Facebook page, website updates to keep homeowners well informed and up-to-date, and ways to ensure that homeowners get accurate information about the Association from our official website.

New Business

President Brian Zilvitis reported to the Board that to be in compliance with Utah government regulations, the HOA is required to complete a Reserve Study on long-lived assets every six years. Based on historical information and legal advice, the Board believes the underdrain system is the responsibility of our HOA and that a Reserve Study is required. The BOT voted unanimously to hire Dale Gifford of Complex Solutions to complete the Reserve Study, and authorized Brian to review and execute the contract with them.

Next Meeting

Monday May 8, 2017, 6:00 pm at the residence of Polly Reynolds: 5068 Silver Springs Rd.

Adjournment

The meeting was adjourned at 9:10 pm.

