

Minutes
Silver Springs Single Family Homeowners' Association (SSSFHOA)
Board of Trustees Meeting
May 8, 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), and Allison Dittmer

Also present were Ryan Dickey from Model HOA and Bill Noland (Chair, Underdrain Committee).

Rand Howard stopped by to explain his ARC application for 1490 Lake Front Court to build a rock wall on his property at the water's edge. His situation is unique because he is only one of two SSSFHOA homeowners that actually own the land into the water. The board approved the application unanimously.

Call to Order

The meeting was called to order by President Brian Zilvitis at 6:07 pm.

Approval of April 3, 2017 BOT meeting minutes

The April 3, 2017 BOT meeting minutes were approved unanimously.

Reports

***Model HOA**

Ryan Dickey gave a status update regarding the collection of HOA dues (we've received 164 out of 188 members' dues). Fines for unpaid dues were assessed May 1st.

Ryan Dickey also discussed with the Board various compliance issues (11 since our last HOA meeting) such as mailbox, fence, sports equipment and driveway infractions. Also, a member has a truck parked in their driveway that they're using as a dumpster for their internal house remodel. Ryan will ask them to submit an application as if they are using a dumpster so that we

have a timeline of when it will be removed.

The board discussed drafting a renewal contract for Model HOA since their original contract expires at the end of May.

***Architectural Review Committee**

Ed Cody, Chair, updated the Board on various applications and ongoing additions and improvements. The board discussed having Ryan Dickey keep track of items in the recently adopted architectural guidelines that need to be further clarified for the benefit of members.

***Executive Session**

Brian established an executive session where a sensitive financial situation was discussed.

***Underdrain Committee**

Bill Noland, Chair, reported that the underdrain is operating at a lower capacity compared to last month. He believes this is a result of the colder weather we've been experiencing. He also reported that there is a significant amount of root growth occurring in the pipe beneath the manhole on Willow Loop Road. He said that he will crawl in and clean out what he can reach. Overall, the underdrain system is working as it is supposed to work.

***Silver Springs Masters HOA**

Allison Dittmer (SSSFHOA Representative to the Masters HOA) gave an overview of last month's Master's meeting including discussion regarding the drain in the big lake and their hiring of Greenleaf Co. to clear it monthly. There was also a significant amount of fish kill after the winter in the big lake and the terracing on the beach in the Big Lake Park is almost finished. Ideas were discussed as how to dissuade people from using the parking stalls located in the Big Lake Park when they are not using the park.

***Financial Report**

Treasurer, Katy Lillquist, reported that everything is within or under budget, the tax return has been filed and that she and Ryan Dickey reviewed the HOA's insurance policy.

Next Meeting

Monday June 5, 2017, 6:00 pm at the residence of Ed Cody 4956 Silver Springs Rd

Adjournment

The meeting was adjourned at 7:46 pm