

Minutes
Silver Springs Single Family Homeowners' Association (SSSFHOA)
Board of Trustees Meeting
June 5, 2017
www.silverspringshomeowners.com

Determination of a Quorum

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

Also present was Ryan Dickey (Manager) from Model HOA.

Call to Order

The meeting was called to order by Brian Zilvitis at 6:03 pm.

Approval of BOT meeting minutes from last BOT meeting

The May 8, 2017 BOT meeting minutes were approved unanimously.

Reports

***Model HOA**

Ryan Dickey gave a status update regarding the collection of HOA dues. At the time of the meeting, 18 homeowners had not yet paid their 2017 assessment, of which 2 are being handled by the Association's attorney.

The board agreed to modify the invoice describing the annual assessment in the future to (1) make the remittance mailing address more clear; and (2) investigate implementation of an alternative, such as an electronic check process, provided that the fees were acceptably low.

The board also considered changing the ARC guidelines to include a requirement that a homeowner's account with the Association be in good standing as an additional condition of ARC application approval.

Ryan Dickey also discussed with the Board the 7 open compliance issues such as paint color, landscape conditions (weeds) and driveway infractions. After discussion, the board concluded

that it is not the intent of the ARC guidelines to prohibit owners from using lattice alongside a home for the purpose of landscape architecture. The board agreed that lattice/trellis is prohibited from being part of a fence. After discussion, the board also agreed that chain link fences are prohibited in the existing ARC guidelines, and that chain link fences were also prohibited in the prior ARC guidelines.

***Architectural Review Committee**

Ed Cody, Chair, updated the Board on the status of ARC applications. Ed Robertshaw volunteered to help create an online form for ARC applications as an alternative to printing out and manually completing the existing form.

***Underdrain Committee**

There was nothing new to report.

***Silver Springs Masters HOA**

Allison Dittmer (SSSFHOA Representative to the Masters HOA) provided a written report of the last Master Homeowner's meeting, prompting several concerns by the board.

- At the last Master's meeting, the unowned parcel of land on Meadows Connection was discussed. All lots adjacent to the unowned parcel are SSSFHOA members, and one of those owners already provides landscaping maintenance to that parcel to prevent it from becoming an eyesore. The board requests SSSFHOA input and the opportunity to review plans concerning that unowned parcel since it impacts our members the most.
- The board has been unable to attract volunteers to organize the annual party, which SSSFHOA has handled on behalf of the Masters in past years. Additionally, over time the cost of the party has steadily increased. Last year, costs were approximately 30% higher than the \$1,000 paid by the Masters to SSSFHOA to host the party. Costs include the bouncy house (~\$500), food, and entertainment. And of course significant volunteer time. The board requests that organization and management of this year's annual party be handled by the Masters or one of the other HOA's.
- The board believes that the Masters should consider a plan to landscape the ridgeline along RT 224 by the lake to make the neighborhood more attractive, and to create more of a sight and sound barrier from the road.

***Communications Report**

- Ed Robertshaw reported that our official Facebook page has been "verified" by Facebook, and links to our official website at www.silverspringshomeowners.com. The

board is concerned about the negative impact to the neighborhood that occurs when outdated rules, forms, and applications are spread on websites that do not officially represent the Association.

***Financial Report**

Treasurer, Katy Lillquist, reported that we continue to operate within the Association's approved budget.

Next Meeting

Monday August 7, at 6:00 pm at the residence of Ed Cody 4956 Silver Springs Rd

Adjournment

The meeting was adjourned at 7:01 pm