

Minutes
Silver Springs Single Family Homeowners' Association (SSSFHOA)
Board of Trustees Meeting
August 7, 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, Allison Dittmer and Polly Reynolds (Secretary).

Also present were Ryan Dickey (Manager) from Model HOA, Bill Noland (Chair, Underdrain Committee), Rick Hovey (ARC Rewrite Committee and Underdrain Committee) and homeowner, Mike Gladson.

Call to Order

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

Approval of BOT meeting minutes from last BOT meeting

The June 5, 2017 BOT meeting minutes were approved unanimously.

Reports

***Model HOA**

Ryan Dickey updated the Board regarding compliance issues such as paint color, landscape conditions (excessive weeds and overgrowth), poor mailbox conditions and driveway infractions.

***Architectural Review Committee**

Ed Cody, Chair, updated the Board on the status of ARC applications and ongoing additions and improvements.

***Underdrain Committee**

Bill Noland, Underdrain Committee Chair, reported that there is some sinking around one of the underdrain manholes that was repaired last year. He received a bid from Greenleaf to repair

and compact the area around the manhole. After discussion, the board agreed unanimously to move forward with the repair at the cost of \$300.

***Silver Springs Masters HOA**

Allison Dittmer (SSSFHOA Representative to the Masters HOA) provided an update of the last Master Homeowner's meeting including discussion concerning the unowned parcel of land on Meadows Connection, the completion of grill repairs at the big lake park and a study that was recently conducted assessing the health of the two lakes. Also, Paul Stangeland, with the help of Rick Hovey, agreed to organize the annual summer party which is planned for August 26.

***Communications Report**

Ed Robertshaw reported that our official website now has an online version of ARC Application Forms and an online version of Application for Refund of Compliance Deposit Forms so that members can complete and submit applications electronically. Of course, all forms have printable options that can be manually filled out.

***Financial Report**

Treasurer, Katy Lillquist, gave a financial update reporting that we continue to operate within the Association's approved budget. The Board also reviewed the aged receivables.

Katy will begin work on the 2018 Annual Budget.

New Business

- After receiving input from several Silver Springs homeowners, Summit County officials solicited opinions from various sources (including, but not limited to Parley's Park Elementary School and SSSFHOA BOT) regarding the addition of bike lanes on Silver Springs Drive starting at SR 224 by Parleys Park Elementary School and ending at the Silver Springs park, approximately 0.5 miles. The board voted unanimously in support of adding bike lanes with the opinion that they will improve safety for walkers, bikers and drivers along a very high-traffic stretch of road.
- The Board, after receiving a letter from a member who is against a proposal made by St. Luke's and Habitat for Humanity concerning the potential development of higher density/affordable housing on the parcel of land located next to St. Luke's and across from

Parley's Park Elementary School, agreed that more information is needed before we can weigh in. Some of the questions include: What kind of zoning changes? How dense? How high?

- The parcel of unowned land next to 1554 Meadows Connection was discussed by the Board and it was decided that Ed Cody meet with the adjacent homeowners to discuss their interests and objectives.
- Bill Noland brought to the Board's attention that the parcel of land on East Meadows that is the entryway to the trail system needs maintenance. He suggests we renew rapport with Basin Rec because of employee/volunteer turnover and because it is their responsibility to maintain the area.
- Board members were reminded to encourage neighborhood members to consider running for the Board, as some members' terms will end in October.

Next Meeting

Wednesday September 6, at 6:00 pm at the residence of Ed Cody 4956 Silver Springs Rd

Adjournment

The meeting was adjourned at 8:07 pm