

Minutes
Silver Springs Single Family Homeowners' Association (SSSFHOA)
Board of Trustees Meeting
September 6, 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 members, Harry Fulmer and GayLynn Mooney. Phil Tlsovec, current President of the Master Homeowner Association, was also invited to attend.

Call to Order

The meeting was called to order by Brian Zilvitis at 6:05 pm.

Approval of BOT meeting minutes from last BOT meeting

The August 7, 2017 BOT meeting minutes were approved unanimously.

Phil Tlsovec, Silver Meadows HOA President and current Master HOA President, was invited to attend this meeting to discuss his questions regarding the BOT's unanimous support of the county's addition of bike lanes on Silver Springs Drive starting at SR 224 by Parley's Park Elementary School and ending at the Silver Springs Park, approximately 0.5 miles.

Reports

***Model HOA**

Ryan Dickey gave a status update regarding his last compliance walk-through which included issues such as paint color, landscape conditions (excessive weeds and overgrowth), poor mailbox conditions and driveway infractions. He concluded that there was no action required from the full Board with only a couple of decisions that are in progress with committee members.

Ryan also updated the Board regarding aged receivables.

***Silver Springs Masters HOA**

Allison Dittmer (SSSFHOA Representative to the Masters HOA) and her husband Jason, had a study conducted on the water quality and current ecological conditions of the big and little Silver Springs lakes. The study was conducted by Environmental Solutions, Inc. whom they used previously with success on a lake where they have property in Colorado. A copy of the study was given to the Board members prior to this meeting for their perusal. GayLynn Mooney, member of North Shore HOA, shared with the Board some lake history and described her current involvement and responsibility regarding the lakes. Steve Dahmer, of Environmental Solutions Inc., suggests investing the Masters HOA money and effort into addressing root causes, not symptoms. He proposes a 4-step process to treat the causal factors of excess nutrient loads, extreme oxygen swings and elevated water temperatures. 1. Remove excess nutrients 2. Install appropriate aeration system 3. Restore nutrient cycling/food chain balance with beneficial bacteria and diatoms 4. Retain cool water temperatures

The initial cost is significant but the projected yearly maintenance costs will be significantly less than what the Masters is currently paying and budgeting for.

The Masters HOA has the responsibility to maintain the lakes and our BOT gave them our vote to approve the proposal. A number of other items having to do with the condition of the neighborhood common areas were also raised, and will be submitted to the Masters HOA for consideration.

***Architectural Review Committee**

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

***Underdrain Committee**

Most of the re-compaction around the Willow Loop manhole has been completed with the remainder to be finished in approximately 30 days.

***Communications Report**

Ed Robertshaw suggested creating a document or webpage that explains the amenities of living in Silver Springs. He believes that much of the leg work for this has been done in the form of the new maps on the Amenities page and within existing website content of the official SSSFHOA website. He thinks it would create significant results for our members in terms of house values.

***Financial Report**

Treasurer, Katy Lillquist, presented the Board with the Silver Springs Single Family HOA Preliminary Draft Budget for 2018. Homeowner dues are not proposed to increase from the current \$375 level of the previous two years. However the Master HOA has not yet completed their 2018 budget, and increases imposed by the Masters would cause our budget to increase.

New Business

- Preparation for the 2017 Annual meeting was discussed including the time, place, notice to members, information package, 2018 Budget, new BOT nominees, e-Proxy, and other logistics.
- It was agreed that Ed Robertshaw be a liaison between the Board and St. Luke's/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.
- Board members were again reminded to encourage neighborhood members to consider running for the Board, as some members' terms will end in October.

Next Meeting

SSSFHOA Annual Meeting Tuesday, October 10, at 7:00 pm at St. Luke's Episcopal Church

Adjournment

The meeting was adjourned at 8:28 pm