

SSSFHOA Board Meeting on September 6, 2017 Master Association Report:

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 (ponds). 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 (\$60,000.) 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.

SSSFHOA Annual Meeting MA Report on 10/10/2017:

-The MA has another Reserve Study in progress that could cost several \$thousand.

-The MA has accrued to date over \$333,000 in their bank account. The original windfall began in 2010 when Bill Noland illegally assessed the 512 Master Association property owners a one-time

200% assessment for pond/lake improvements, much more than was obviously required. This was a misuse of authority, as well as a thwarting of Silver Springs MA Bylaws and [widespread Owner protests](#).

-In part due to the phosphates (lawn fertilizer) and other chemicals passing into the ponds, these bodies of water are producing great quantities of vegetation which in turn has been choking and killing the hundreds of sterile fish the MA board has authorized to be introduced nearly annually into the ponds. When vegetation is crowded, it begins to rot, creating a murky congestion and appearance. The MA board hired expert Steve Dahmer of Environmental Solutions to advise the lake front owners on how to improve their enjoyment of these amenities. The initial advice is that the MA install two lake bottom aerators into each of the two ponds at a cost of \$60,000. Normally an expenditure of this size requires a 66 2/3% voted approval from the Homeowners. Because the MA BOT has such a large bank roll they figure (incorrectly) that they can spend what they want without authority from those who expect fiduciary duty from the trustees.

-Remember that the small pond's Lots 1 to 22 "lake front" owners enjoy a [Private Enjoyment Easement Agreement](#) thereby disallowing the remaining 490 MA Property owners access and use. The MA BOT has not remedied this situation.

-The MA BOT has yet to re-write or have ratified the [1990 Draft MA Bylaws](#) provided to them by the Developer as a condition for allowing the Developer to improve his land and provide Parcel H for a Community Park.

[MA Bylaws Article XIII Adoption is incomplete. No meeting of the Board of Trustees was held and no vote of adoption was ever taken. Aside from the difficulty of getting each HOA to provide specific language or organizational changes, the last step proves to be problematic due to there never occurring a vesting of the authority of each HOA trustee to bind its HOA to the Master Association.](#)

The MA BOT persists in their failure to comply with the Summit County agreement requisites for completion.

This vesting failure forestalls oversight of the MA activities, it demonstrates that the dysfunctional MA of Silver Springs illegally continues to assess and collect dues from the various Silver Springs Homeowners so doing while administering without transparency and without authority. [This explains much about the Master Association's surreptitious behavior.](#)

-Can this also be the reason why the [Meadow Springs subdivision has not transferred their tennis court deed to the Master Association?](#)