

Minutes
Silver Springs Single Family Homeowners' Association (SSSFHOA)
Board of Trustees Meeting
September 10, 2018
Summit County Sheldon Richins Building 1885 W Ute Blvd
www.silverspringshomeowners.com

Determination of a Quorum

A quorum was established with the following board members present: Edward Robertshaw, (President), Elena Gladson (Treasurer), Polly Reynolds (Secretary), Hunt Williams and Joan Benson.

Also present were Ryan Dickey and Allyson Dickey of Model HOA and homeowners: Julie Larson (Architectural Rules Committee), Katy Lillquist (Newsletter), Paul Reddy, Chris Bachman and Edy McConnell.

Call to Order

The meeting was called to order by Ed Robertshaw at 6:05 pm.

Open Forum

The BOT received comments and questions from attending members regarding items of their concern and or their interest in being on the ballot in the upcoming election.

Approval of June 19, 2018 BOT Minutes

The June 19, 2018 BOT meeting minutes were approved unanimously.

Reports

***Treasurer's Report**

Elena Gladson, Treasurer, reported no significant financial changes on the balance sheet during the months of June and July.

***Architectural Review Committee**

Joan Benson, newly appointed ARC chair, updated the Board stating that the committee has been extremely busy with many projects. Ryan Dickey added that architect, Thomas Eddington, has been very helpful and is doing an exceptional job working with homeowners and the ARC.



***Underdrain Committee**

Nothing new to report.

***Nomination Committee**

Joan Benson reported that there are several people who have agreed to be nominated for the four open BOT positions that will be filled during the election held at the Annual Meeting in October.

***CC&R Rewrite Committee**

Ed Robertshaw reported that the CC&R Rewrite Committee has received the newest draft from John Richards. They have forwarded the document to the BOT for their review and within a week or two will present a draft electronically to members for their perusal and input.

***Compliance Committee**

Ryan Dickey will report on any noncompliance matters during the executive session.

***Communications Committee**

Ed Robertshaw announced that a summary of the results of the recent survey and a community newsletter will be sent out to members shortly.

***Model HOA – Property Manager’s Report**

No report.

***Masters Report**

- Ed Robertshaw reported that the main agenda item of the last Masters Association meeting was the proposal of a berm restoration project to be located along Highway 224. The MA was offered free soil from one of the Canyons digging projects (a savings of \$200,000) and is considering adding 2-3 feet of height to the existing berm to provide a sound barrier. The cost of the project will be \$160,000. The MA has the funds so no assessment will be needed. This will be voted upon at the next Masters Association meeting (September 11, 2018).
- Overfunding of the Masters Association was discussed.
- Katy Lillquist added that the Masters Association is going to elect new officers at the next meeting if anyone is interested.



Unfinished Business

1. The status of the 1C Open Space parcel (corner of Silver Springs Drive and Meadows Connection) has been resolved with a ruling provided by the surveyor, Alliance Engineering (who worked with the original developer) and by the office of John Richards. The final verdict is that SSSFHOA is the owner of the parcel. Ed Robertshaw motioned that Ryan Dickey of Model HOA provide a recommendation on how we should manage the open space parcel. The motion was by seconded and passed unanimously.

New Business

1. Because of a four month move to Spain, Allison Dittmer, resigned from the remainder of her term on the BOT. Hunt Williams motioned that Chris Bachman take her place until the annual meeting in October; the motion was not seconded. A motion was made that the seat remain open until the election; the motion was not seconded. A motion was made that Paul Reddy fill Allison's position; the motion was seconded and passed unanimously.
2. The Architectural Review Committee is short one member. Edy McConnell volunteered her services; a motion was made, seconded and passed unanimously.
3. Ryan Dickey presented the board with the draft of the 2019 Budget. The draft is almost identical to the 2018 Budget with dues remaining the same. The budget was approved unanimously (with the exception of newly appointed trustee, Paul Reddy, who abstained).
4. The rewrite committee recently forwarded a draft of the CC&R Declaration and Bylaws from John Richards and has requested that the BOT read them and provide feedback by September 17.
5. After the discussion of a few minor details, Katy Lillquist, announced that the newsletter is complete. A motion was made to approve the newsletter and send it out to members. The motion was seconded and unanimously approved.

Executive Session

A motion was made, seconded and unanimously approved to allow Model HOA to attend the executive session. Ryan Dickey gave a report on compliance issues.

Next Meeting

Monday, November 5, at 6:00 pm
Summit County Sheldon Richins Building
1885 W Ute Blvd Room 133

Adjournment

The meeting was adjourned at 7:50 pm.

