

SSSFHOA Board Meeting Summary - January 15, 2020

Park City Library, 6:00 p.m.

Dear Silver Springs Single Family Home Owners,

See below the improved summary of the January 15th unannounced board meeting.

- **Membership** in attendance not recorded.
- The Board does not desire to investigate their irregularities of the Oct. 8, 2019 "As Is" 1994 CCRs "approval". THIS IS SERIOUS AND SHOULD NOT BE ALLOWED TO GO UNCHALLENGED.
- **Treasurer's Report** - Treasurer Jessica Wiltsee reported that the HOA generated an operating surplus for 2019 of approximately \$11,731 which was \$1,456 more than planned for in the 2019 budget. The board voted to transfer \$7,731 of the surplus to the underdrain contingency fund and to transfer the remaining \$4,000 to the general contingency fund. A smaller operating surplus is expected in 2020.

The \$13,000 spent by Reddy for the October 2018 thru January 31, 2019 unsuccessful attempt by him to gain acceptance of the rewrite CCRs is not part of the Association Budget. Funds to cover this inordinate expense were accessed from the illegal and furtive Underdrain contingency fund.
- **Management Company Report** - Allyson Dickey from Model HOA summarized the open compliance issues, tickets submitted into the ticketing system, and **management charges for special projects in the last 6 months**. Responsibilities and duties allocated, but transferred from the duly elected board trustees to Model HOA. "If you don't want to perform your duties don't run for election."
- **The October 8, 2019 Annual Meeting Minutes were NOT approved.** The irregularities of the CCRs voting and inclusion of votes after the culmination of the meeting are being neglected.
- **Architectural Review Committee** - The ARC has approved nine new renovation/modification applications since the October 8, 2019 Annual Meeting.
- **Underdrain** – Underdrain – The Underdrain Committee, a volunteer committee NOT associated under the auspices of the SSSFHOA, consisting of Russ Paskowski and Clay Archer, reviewed at the October 8, 2019 Meeting, the fall clean out work of #6 pipe and potential options for spring. The board discussed a need to clarify the split of responsibilities between the Underdrain Committee and Model HOA. Maintenance responsibility should not transition to Model HOA as the underdrains are not owned by the HOA but rather exist on private homeowner property; the board is considering this after five Homeowner votes of disapproval. This split will create more expense to the Homeowners, and benefit only the Model HOA property management company (collecting an exorbitant \$22,488 for 2020).
- **Priorities** - For 2020:
 - Investigate the irregularities of the Oct. 8, 2019 bogus 1994 "As Is" CCRs "approval".
 - Improve community outreach by providing timely posting of the Board Meetings to Owners.
 - Resolve the ownership issues surrounding the Phase 1C Parcel "V" and its contiguous creek parcel "Q" that is part of the 2004 Lakes (and creeks) Agreement with Mountain Regional Water District. Homeowners have agreed the board should not interfere with Lot

17 annexation of the parcel.

- Evaluate potential changes to the Bylaws only with Homeowner voted acceptance.
- Develop financial plan that does not include Homeowner privately held underdrains within their lots. The HOA does not have any ownership rights esp. from bogus CCRs.
- Investigate the trespassing activities from the Lake Park to Lake Front Court through private Homeowner properties.

Changes to Committees - The Communications Committee and Master Association Reform Committees were dissolved. A new committee, Community Outreach, was formed with Chris Bachman as its chair. The [Silver Springs Community Facebook page](#) is a continual timely resource for our Community. The [SilverSpringsCommunity.com](#) website includes copies of our charter documents, board meetings minutes and budgets, maps, diagrams, info on the parks, lakes, and much more information on the underdrains. Also info on the Master Association.

The following committees will continue during 2020: Architectural Review, ~~Nominating~~ to be changed to Election committee.

COMMITTEE ASSIGNMENTS:

NEW Jessica Wiltsee, **Treasurer** - jwiltsee@sssfhoa.org

Christopher Kautz, **Secretary** - ckautz@sssfhoa.org

Re-Elected Hunt Williams - **no assignment** - huntwilliams2002@yahoo.com

Heinrich Deters - **Election Committee** - hdeters@sssfhoa.org

New Chris Bachman – **Community Outreach** - cbachman@sssfhoa.org

Any owner interested in joining one of the committees is encouraged to contact the relevant chair listed above.

Owner Open Forum:

- Katy Lillquist expressed concern that the Silver Springs Life website is causing confusion among owners, who might mistake it for the website of the Silver Springs Single Family HOA. The Life website is difficult to traverse. She also asked the board to step up enforcement of existing rules covering the upkeep and general condition of properties in the neighborhood.
- Were the Archers the only SSSF Homeowners who did not receive a notice for the January 15, 2020 rescheduled meeting from Model HOA?

Next Meeting: Monday, March 9th, 6:00 p.m. at Park City Library, 1255 Park Ave. Room 201

List of the Board of Trustees for 2019-2020

Paul Reddy, President - preddy@sssfhoa.org

Edy McConnell, Vice President - emcconnell@sssfhoa.org

NEW Jessica Wiltsee, Treasurer - jwiltsee@sssfhoa.org

Christopher Kautz, Secretary - ckautz@sssfhoa.org

Re-elected Hunt Williams - huntwilliams2002@yahoo.com

Heinrich Deters - hdeters@sssfhoa.org

New Chris Bachman - cbachman@sssfhoa.org

The Board of Trustees Code of Ethics can be found [here](#).