

MINUTES

Silver Springs Single Family Homeowners' Association (SSSFHOA)
Annual Owners Meeting - Election Candidacy is Mishandled
October 11, 2016

Call to Order Trustees:

Tracey Douthett– President; member of the Architectural Review Committee, the Architectural Rules Rewrite Committee, and the Governing Documents (Declaration; By Laws; and Covenants, Conditions, and Restrictions) Rewrite Committee.

Ed Cody – Vice President and Chair of the Architectural Rules Rewrite Committee

Julia Loughlin– Secretary, member of the Governing Documents Rewrite Committee and Chair of the Nominating Committee

Rick Hovey– Compliance Liaison with PMA, member of the Architectural Review Committee, the Architectural Rules Rewrite Committee, and the Governing Documents Rewrite Committee

Brian Zilvitis– Chair of the Governing Documents Rewrite Committee

Mari Dougherty– Chair of the Events Committee

Katy Lillquist --Treasurer and Chair of the Website Update Committee was absent and had provided her proxy to Brian Zilvitis.

***Non-board Committee Chairpersons** are Steve Fassett, Chair of the Architectural Review Committee and **Bill Noland**, Chair of the Underdrain Committee

*Paul Stangeland is the SSSFHOA Representative to the Master Association.

MINUTES

Silver Springs Single Family Homeowners' Association (SSSFHOA)
Board of Trustees Meeting
February 6, 2017

Call to Order

Brian announced the resignation of BOT member, Todd Evans.

MINUTES

Silver Springs Single Family Homeowners' Association (SSSFHOA)
Board of Trustees Meeting
September 6, 2017

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 Re-write Committee and Underdrain Committee and members, Harry Fulmer and GayLynn Mooney. Phil Tisovec, current President of the Master Association, was also invited to attend.

from: Lucy Archer <lucya0104@gmail.com>

to: Charlie and Polly Reynolds <thereynoldspc@comcast.net>

date: **Wed, Sep 20, 2017 at 1:02 PM**

subject: **Who is on the SSSF Nominating Committee?**

Hello Polly,

Have the candidates for this year's ballot been selected? [I am submitting a Nomination Form for candidacy.]

The HOA boards say they can't get anyone to help or volunteer. My experience is that the Homeowners are not included by the BOT or notified to help or volunteer. There are people in the Silver Springs neighborhood that **do want to be candidates and elected Trustees, I am one of them**. Thank you for your time, **Lucy Archer**

from: Reynolds Polly <thereynoldspc@comcast.net>
to: Ryan Dickey <ryan@modelhoa.com>
cc: Archer Lucy
date: Thu, Sep 21, 2017 at 3:20 PM
subject: Who is on the SSSF Nominating Committee?

Lucy,
Thank you for your concerns. I will forward your email to Ryan Dickey who can address them.
Polly

[Sept. 21, 2017, 4:34 PM from Ryan Dickey: "The members of the nominating committee ... are Polly (chair), Julia Loughlin, and Brian Zilvitis.]

from: Lucy Archer <lucya0104@gmail.com>
to: Brian Zilvitis bzilvitis@gmail.com ; [Polly Reynolds thereynoldspc@comcast.net]
date: Thu, Sep 21, 2017 at 6:16 PM
subject: Has the SSSF ballot been finalized without Homeowner input or an opportunity to volunteer?

Hello Brian,

I have several questions for the board. I began by contacting Ryan Dickey. Then an email to Polly Reynolds and Allison Dittmer. ...

This board has become progressively lacking in transparency. The inability to get any information from them leads me to believe the board is either being dishonest or manipulating the election (again) for their own self-interests.

This email is to notify you that ... Lucy Archer is a volunteer homeowner candidate to be included on the ballot for the upcoming SSSFHOA October 10, 2017 Election.

Thank you for your service to our neighborhood,

Lucy Archer

from: Brian Zilvitis <bzilvitis@gmail.com>
to: Lucy Archer <lucya0104@gmail.com>
cc: Ryan Dickey <ryan@modelhoa.com>
date: Thu, Sep 21, 2017 at 6:36 PM
subject: Re: Has the SSSF ballot been finalized without Homeowner input or an opportunity to volunteer?

Lucy,

The reason that there is a process for funneling questions through Ryan, our manager, is so that questions are tracked and responded to in a timely manner, **and not lost**. We believe it increases transparency and not the opposite...

<https://www.silverspringscommunity.com/our-community/silver-springs-sf/model-hoa/tickets/>

Thanks for volunteering. Sincerely, Brian

SSSFHOA Model HOA Ticket #89

Model HOA Community Issue Reporting

Welcome Lucy Archer
Edit profile - Sign out

Home Tickets

How can we help you today?

+ New support ticket
Check ticket status
(435) 901-9784

Your ticket has been created.

Home / Tickets list

In progress since 1 seconds

#89 Nominations status

Lucy Archer, reported less than a minute ago

Who is responsible for October 2017 meeting ballots?

2017-HuntWill... (474 KB)
2017-LA-Noml... (556 KB)

Lucy Archer

Click here to reply to this ticket

Ticket details

First Name *
Lucy

Last Name *
Archer

HOA *
Silver Springs Single Family

Your Street Address (ex: 111 Main St) *
Lot 38

Street Address of Issue (if different)

Phone Number

MINUTES

Silver Springs Single Family Homeowners' Association (SSSFHOA)
Board of Trustees Meeting
October 2, 2017 [the week before the 2017 Annual Meeting]

Page 2

BOT Discussion Regarding Filling [February] Vacated Seat by Todd Evans. After discussion, the board voted unanimously to elect Bill Noland to fill Todd's seat on the board of trustees. Bill will serve out the remainder of Todd's term, which runs through October 2018. The board also voted to have Bill join the governing documents re-write committee.

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

Election fraud, election manipulation, stuffing the ballot box, or vote rigging are each illegal interference with the process of an election, whether by positioning of the board membership, increasing the vote share of the favored candidate, depressing the vote share of the rival candidates, or all of these. Technically the term 'electoral fraud' covers only those acts which are illegal, the term is sometimes used to describe acts which are legal, but considered morally unacceptable, outside the spirit of an election or in violation of the principles of democracy.