

SSSFHOA Board of Trustee Meeting Minutes April 2, 2013

The meeting was called to order at 6:35pm with Members Dwight Hibdon, Gary Milkis, Steven Fassett, Shirlee Sanderson via proxy. Also present Lynn Cier and Bill Noland.

January 2013 meeting minutes were approved.

New Board of Trustee Member Status:

Ed Cody has offered to join the Board and be on the Architectural Committee.

Lucy Archer, & Robin Bailey has offered to join the Board.

A Motion was introduced to install Ed and Robin to the Board of Trustees.

Motion was approved.

Budget Report – Lynn Cier

2012 HOA Dues, all members have paid or have contacted Lynn and will be paying soon.

There is about \$40,000 in the bank account in which approx.. \$30,000 are reserve savings.

Notice for 203 HOA dues invoices will be sent out within the next week.

Underground Drain Committee Report

On April 23, Pro Drain Company will be jet cleaning out the underground drains. Bill Noland will assist this process. The Committee and other Board members will attempt to meet on April 10

(weather permitting) to survey the drain system.

The Board reviewed and Amendment to the Architectural Rules regarding landscaping near the drains. A Motion was brought up to add this Amendment to the Architectural Rules. The Motion was approved. This will be called paragraph 29. The Homeowners by vote removed the underdrains from the CCRs in 1985 and 1994.

CC&R Committee Report

1. A neighbor near a house on Lake Front Court which is in the process of a large remodel has questioned whether the flat façade on the front of the house is within the CC&R rules. This remodel was approved by the HOA Architectural Committee and the County so there appears to be no issues.
2. There has been a complaint on a house on Willow Loop that has skateboard ramps and trash cans exposed to the street. The Committee will speak to the owners.
3. A house on Fletcher Court may have multiple families occupying residence. The Committee will investigate.
4. The homeowner with several infractions - parking, watering, waste cans in front, dogs, has not been contacted.

April 2013 Meeting Minutes Continued

Architectural Committee Report

1. A house at 1500 Willow Loop wants to reshingle their roof with asphalt material. There should be no issues.
2. A house on Fletcher Court wants to install a fence. They've submitted a form for approval and Committee has made comments.

HOA Property Manager search

There are two interested Companies. Dwight has written a management responsibility document. The next newsletter to residents will discuss the consideration of an HOA Property Manager.

Current Business

The Board discussed a potential Amendment to reduce the size of the Board from 7 to 5. There are now currently 6 Board members. Most Boards have 5 members and it would certainly make it easier to recruit new members. The Board discussed changing the rules to say a minimum of 5 Board member but can have as many as 7.

Newsletter

The Board made comments on some of the content on the draft newsletter and it will be sent along with HOA dues invoices within the next week.

The next Board meeting will take place on May 7 at 6:30pm

The meeting was adjourned at 7:40pm

A Letter protesting the Trustees continual disregard for Homeowner votes and input regarding the defunct underdrain system was sent to Dwight Hibdon and other Trustees. This protest has been ignored by the SSSFHOA Trustees for several years. The letter is found at:

APRIL 8, 2013 RESPONSE TO SSSFHOA TRUSTEE LETTER TO PROPERTY OWNERS REGARDING THE UNDERDRAINS -

<http://www.silverspringscommunity.com/wp-content/uploads/2013-april-8-sssfho-board-letter-la-response.pdf>