

## SSSFHOA Board of Trustees Meeting Minutes, January 5, 2009

### **First Meeting, Silver Springs Home Owners Assn. new Board of Trustees, Jan. 5, 2008.**

Meeting was called to order at approximately 6:30 p.m. by outgoing Board of Trustees President Michael Winer. Minutes of the December 15, 2008, Silver Springs Home Owners membership meeting and Board of Trustees member elections were unanimously approved.

President Winer, in opening the meeting, declared his intention to submit a formal resignation as Board of Trustees president. New board member Bill Noland said that was unnecessary since Mr. Winer's term of office had expired. In "unfinished business," board member Noland reminded members that Home Owners Assn. (HOA) members, in general meeting Dec. 15, approved investigating the possibility of engaging a paid management company to conduct certain on-going HOA obligations. Following discussions of this subject, it was agreed that various board members would contact individuals and companies performing such services and interview other home owner association residents who have experience with such services.

Following discussion about the board regaining direct control of the HOA's website domain, board member Chris Butler was delegated the responsibility of proceeding with this effort.

Lynn Cier, board accountant presented a financial report showing that Silver Springs HOA income from Jan. 1 to Dec. 15, 2008, at \$44,955 and total expenses for the same period at \$42,511.44. Her figures for the budget expenditures were \$67,050, adding that the HOA has a reserve of approximately \$20,000.

**Election of Officers.** Nominations and general discussion led to the election of Bill Gunter as Michael Winer's successor as Board of Trustees president. Sue Pollard was elected vice-president, Kristian Mulholland, secretary and Chris Butler, treasurer. Harry Fuller, a Silver Springs Home Owner member and retired journalist, attending the meeting as an observer at the invitation of Bill Gunter, agreed, at the request of board members, to assist Secretary Mulholland as "recorder" in keeping board and HOA meeting minutes, which would be submitted for approval to Secretary Mulholland at each meeting's conclusion.

Bill Gunter, Chris Butler and James Larson were elected as 2-year board members; Sue Pollard, Jan Zinn, Bill Noland and Kristian were elected to 1-year terms. Richard Krebs, a volunteer observer at the meeting and board member Bill Noland were designated as the board's representatives to the Home Owners Masters Assn. Responding to remarks concerning HOA relationship to the Masters Assn., Michael Winer reported that new Masters by-laws will be considered at the next Masters board of directors meeting. Trustees Board Member Sue Pollard recommended exploring enlarging the Silver Springs HOA representation with the Masters considering it has the largest number of home owners subject to Masters policies. Bill Noland explained that current recorded documentation would prevent the masters from altering voting strength by Master HOA's, but it could be possible to require that, on particularly crucial matters affecting all Masters HOA's, every household could be given a vote, thereby increasing the Silver Springs HOA's determining strength. Lynn Cier asked why the Silver Springs HOA could not make semi-annual payments to the Masters rather than on annual payment.

The meeting was officially adjourned at 8:30 p.m.