



**SSFHOA Board of Trustees Meeting Minutes,
April 22, 2009**

Board members present: President Bill Gunter; Vice-President Sue Pollard; Treasurer Chris Butler; Bill Noland; James Larson, bookkeeper Lynn Cier, volunteer Dave Coelho, volunteer Skip Dominick
Not Present: Kristian Mulholland, Jan Zinn

The meeting was held at President Bill Gunter's home. It was called to order by President Gunter at 6:40 p.m.

There were no minutes to approve from the March 24, 2009 board meeting as Kristian Mulholland was out of the country. [These minutes have since been written.]

Resignation of Board member Jan Zinn: Bill G read Jan Zinn's letter of resignation. The Board discussed a number of potential candidates. Sue nominated Harry Fuller, 2nd by Chris. Vote passed pending Harry's acceptance. Bill G to contact Harry about nomination and acceptance.

Silver Springs Website

Old Website

Bill G reported that he never received a certified letter return receipt from Lucy Archer. Therefore, he hand delivered the letter to her house [on Saturday April 18, 2009]. The Board is moving ahead with small claims action against the Archer's. Due to the Summit County Court systems calendar, the most likely court date would not be until June or July. [August 5, 2009]

New Website

Chris updated the Board on the new website at www.silverspringshomeowners.com. He shared the new web page design [that is a cookie-cutter of a hundred other such sites developed by HOA-sites.com] and mentioned he was working closely with Anthony Sands who launched and maintains the Quail Meadows website. The Silver Springs website will have a similar cookie-cutter look and feel as the Quail Meadows HOA website. Anthony Sands has graciously offered to share much of the Quail Meadows website with ours as all these sites pretty much have the same content. [Anything original or pertinent to our HOA will have to be added by someone who knows how to upload files to a website, etc. There may be additional monthly fees for these additions and hosting.] The new website should be up and running in the next 30 days. [Chris Butler wrote an email to the Archers on March 2, 2009 stating, "Oh, by the way, we posted our meeting in the future meetings and get togethers page of our current site. It has been listed for well over 40 days as are all the other meetings."]

Underdrain System [See report at

<http://www.silverspringscommunity.com/utilities/water/underdrain-system/>]

Bill N reported that the upper system has been successfully roto-rooted, cleaned and is flowing smoothly. Repairs to the 10 inch outflow pipe into Willow Creek will be delayed until the water table subsides. There remains at least one obstruction that may need to be excavated and repaired this year. The lower system is still relatively unexplored, but the recent groundwater survey results indicate there are some potential problem areas along East Meadows between Silver Springs Road and Fletcher Court. The possible obstruction in the lower system needs to be examined this summer/fall when water levels are lowest.

Underdrain Committee – Bill N presented a proposal for a permanent Silver Springs Underdrain Committee. Chris made a motion to accept Bill N's proposal – 2nd by Sue. Board members to present possible under drain committee nominees to Board at next meeting [as no one present wanted to be on this controversial committee].

Ground Water Survey

Bill N presented the ground water survey results. Approximately 100 responses were received. The survey confirmed some known trouble spots and also created some watch areas that may need to be addressed in the future.

Spring Newsletter

Sue gave an update on the spring newsletter. Last newsletter went out October 15, 2008.

CC&R Enforcement Committee

Each Board member has been asked to take note of neighborhood CC&R violations and bring those issues to the next Board meeting for discussion.

HOA Dues Update

Lynn reported that there are approximately 40 households that have not paid their HOA dues. She will be sending out another reminder letter in late April/early May.

Audit

The Board agreed to use CPA Peter Wood for the HOA audit. Peter Wood is the same auditor that will be auditing the Masters books. No audit date has been set.

Summer Cookout

The Board discussed a summer cookout, which is usually held in mid-June. Live music was discussed as well as making the party a Silver Springs Community party (as opposed to just Silver Springs SF HOA). Bill N. will present the all neighborhood party idea to the Masters Association to see if they will consider financially supporting the event.

New Business

Chris mentioned that the Gladson's (lot 172) may be interested in buying the open space land adjacent to their lot. Bill N informed the Board that he has discussed this parcel with Summit County and was told that this parcel has no tax id# and no legal owner (that can be found within County documents). The board suggested that if Gladson would do the legwork to identify the owner, the Board would consider quitclaiming their interest. [All the discovery and documents for this Creek Easement parcel have been done. Contact Lucy Archer for details.]

Chris inquired about the neighborhood potholes and what it takes to get the County to apply slurry seal. Bill N informed the Board that we are in Summit County Special District 6. Chris to inquire with the County.

Sue mentioned that she was contacted by the proposed contractor of Walgreen's about hosting another neighborhood meeting. A discussion ensued as to whether the Board should get involved and encourage people to go if it is not an official meeting with Summit County representation. Sue will keep the Board updated. [The board was advised last fall by County Senior Planner Adryan Slaght that holding such a meeting only assists Walgreen's Phillips-Edison in getting a foothold for future approval.] See report at Blue Roof proposal

<http://www.silverspringscommunity.com/our-community/silver-springs-commercial/blue-roof-rezone-proposal/>

Bill Noland gave a Masters Association update which included:

- The Masters will be rewriting their 1990 bylaws:

<http://www.silverspringscommunity.com/wp-content/uploads/by-laws1990-webcopy.pdf>

- An update on the upcoming small upper lake [Silver Willow Pond] maintenance project postponed from 2005-2006. [There are still questions whether this lake is a private

amenity for SouthShore lakefront property owners only.]

- There are also plans to re-survey the larger lower lake (Silver Willow Lake) and to also bulldoze some of the vegetation on the southwest shoreline. This is to be done in July 2009. (No Membership notification nor vote. Some members have voiced dissent on this action.)

[The lake has been surveyed at least three times since it was dredged/dug-out in 1979. One recent survey was in 2004 see <http://www.silverspringscommunity.com/master-association/ma-docs-index/lakes-conveyance-and-water-supply-agreement-2004/> Exhibit A. Also Klinefelder Engineering produced an extensive study of the lake, which includes a survey. First the lake was surveyed in 1979, then again when the lake was conveyed to Larsen and the Silver Springs Water Company.

- Les Carriel, a SSSFHOA resident has retired from his volunteer service as Waterways Chairman of the MAHOA.

- An update on the six parcels of land that are owned by the Masters including a possible wetlands issue in North Shore <http://www.silverspringscommunity.com/our-community/north-shore/> [cattails have taken over their waterways and clogged the fish ladder]. See maps, photos, and documents at <http://www.silverspringscommunity.com/master-association/ma-common-area-parcels/>

The meeting was adjourned at 8:30pm