

SSFHOA Board of Trustees Meeting Minutes, March 2nd, 2009

Board members present: President Bill Gunter; Vice-President Sue Pollard; Treasurer Chris Butler; Bill Noland; James Larson, book keeper Lynn Cier, volunteer Dave Coelho
Excused: Jan Zinn, Kristian Mulholland.

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

Homeowners Assn. Website. A last attempt effort has been made by Chris Butler, assigned to obtain the website transfer from former board member Lucy Archer. At this time, it seems that Lucy Archer has chosen to work with the board and to assign over the site. The site has yet to be replaced on the original domain, but it looks positive. If this last attempt fails, President Gunter and Chris Butler will prepare to take Ms. Archer to small claims court to recoup all the lost funds put into the old site by the board. An update will be made to the board via email in the next week on what has transpired between Butler and Archer on the progress to regain access to the original site.

Association Documents: Lucy Archer turned over what she claims to be all the documents given to her by Lynn Cier. She turned them over to Jan Zinn and they were dropped off at this board meeting to President Gunter. It has yet to be determined what might be missing and/or not included. Lucy Archer told board member Larson that she had made a direct deposit to the Home Savings account and chose to keep the filing cabinets that were bought to house the documents at one time. Lynn Cier is checking to see if the \$400+ deposit was indeed made and will report back to the board.

Community Underdrain Survey. A draft was distributed to board members for them to review. Volunteer Dave Coelho asked that the address be added onto the form as many home owners do not know their lot number. The final form will be mailed out to all homes and is a questionnaire asking homeowners members about past and present underground water problems on their properties, President Gunter said the information gathered would further inform the board as to the underdrain condition and its potential for causing seepage damages. With such information, he said, the board would be better positioned to confront the underdrain system's already identified failures. During discussion it was emphasized survey results would be kept confidential and the survey would be distributed by mail. Much discussion also took place regarding if our board was legally liable for the transferring of the underdrain system to our HOA in the 80's. No vote was taken on liability at this time, but most members are willing to further investigate and solve clogs in known areas. The survey results will be used to steer this effort and will aid in the board's investigation into the problem. A motion was by Sue Pollard to made to send the study out, it was seconded by James Larson and all voted in favor except for Bill Noland.

It was mentioned that Kyle Yelderman, who is a volunteer on the ARC review committee, may have a underground camera that would help us to find problem areas within the system. A field trip was also brought up so all members will know the basics of the system and where most problems have been occurring.

CC&R compliance: Discussion was made that a spring newsletter will be a great idea to keep homeowners up to level on our CC&R's and their obligation to help in keeping the neighborhood looking good. The letter will address basic items that need approval such as painting, decks, landscaping, fences and general upkeep. Several items were discussed and it was generally accepted that a friendly contact would first be made for any violations. If the problem still presents itself, it would be followed up with another friendly letter asking for a solution. It was discussed that the board would like to keep the neighborhood and values up without being too aggressive and spending wasted money on legal fees enforcing issues. Discussion was also made again that creating another paid position for enforcing these issues was a possibility.

Ice Skaters: They apparently did not come back and have not been seen on the lake since the last meeting.

Audit on Books: A motion was made by Butler that a basic audit on the HOA books would be made by CPA Peter Wood. The motion was seconded by Pollard and the motion passed unanimously. This audit will not take place until late spring after tax season has been completed.

Vote to adjourn: Sue Pollard voted to adjourn the meeting at 8:35PM. It was seconded and passed unanimously.