



SSFHOA Board of Trustees Meeting Minutes, May 27, 2009

Board members present: Bill Gunter; Sue Pollard; Bill Noland; James Larson, Harry E. Fuller

Not Present: Chris Butler, Kristian Mulholland

Visitors: Bookkeeper Lynn Cier, Michael Winer

The meeting was held in a private residence.

The meeting was called to order at 6:10 p.m..

Approval of April 22 minutes: Sue motioned to accept the April 22 minutes, Bill N. 2nd, vote passed. Since Kristian M was absent, the Board did not vote on the March 24th minutes.

Welcome new Board Member: The Board welcomed Harry Fuller as a new Board member. Fuller is filling in the position vacated by resigning trustee Jan Zinn.

New Website: Since Chris B could not be at the meeting, he sent an email to Board members about his new website. The website is up and running with limited functions. Anthony Sands is going to hold training for all those who are interested in learning how to upload pages to the website.

Old Website/Archers: Bill G filed small claims action against the Archers on May 11th. A court date has been set for August 5th. To date, there have been two failed attempts to serve the Archers. Archers went to the Courthouse and picked up the Gunter Affidavit.

Underdrain Committee – There were no volunteers for the controversial underdrain committee. Currently the committee consists of Bill N and Bill G. An underdrain sight-seeing tour will be held Saturday, May 30th at 11:00am for Board members to learn more about the problem areas of the underdrain system.

Underdrain System [Report can be read at

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

Willow creek is running at it highest level for 2009. No significant back-ups have been found or reported since the last Board meeting. Skip Dominick is having some backup [the artesian spring under his property may be having an effect]. It was reported that the level of backup is nowhere near last year's levels. Maintenance of the system will be scheduled for October when water levels are the lowest. Currently scheduled maintenance projects include repairing the main outlet near Willow Creek **and possibly excavating a portion the system between Willow Loop and East Meadows Drive where an apparent obstruction is causing an up gradient backup.**

A discussion took place about whether the SSHOA should pay for private party issues. For example, if the underdrain committee recommends removing trees in certain areas to protect the integrity of underdrain system and the homeowner refuses – how should this be handled? Can the homeowner pay for yearly maintenance of the line in their yard and keep the trees? The Board agreed that this should be a general membership decision.

Spring Newsletter

It was reported the newsletter is done and ready to go. [A paragraph about taking responsibility for your trees and keeping them sprayed to promote good health and to prevent disease and bugs](#) is to be inserted. It was mentioned that Robin Bailey's company can spray trees for approx \$12 each. Organic tree care is available from [Nature's Balance Organic Pest Control](#).

CC&R Enforcement Committee

Gunter reported that he has personally tried to approach a few homeowner members who are violating CC&R rules and has had little success. [backlash?] He recommended moving to an official letter. Gunter and Noland to draft a letter. CC&R violation issues include: boats and campers parked in driveways for longer than the CC&R's allow – 48 hours (SLS-44 and SLS-127), tree trimming on corner lots for safety reasons (SLS-026) (County and CC&R requirements), cars parked on the road for lengthy times and trash cans left out.

Budget and HOA Dues Update

Lynn Cier reported that there are still approximately 30 households that have not paid their HOA dues. [Wonder if it is backlash for stolen Association Election in October. 120 Member ballots were not included on Dec. 15.]

Financial Audit

No date has been set for the audit of the Silver Springs SFHOA books.

Summer Cookout

Scheduled for Saturday, July 25th from 4-dusk. Lynn mentioned that the budget for the party is \$350. If we want financial assistance from the Masters Committee we need to submit a proposal to them by June 15th. Details will be discussed in future meetings. [A flyer was mailed out to Members in early July and another one was stuffed in the mailboxes a couple weeks later.]

Masters update by Bill N:

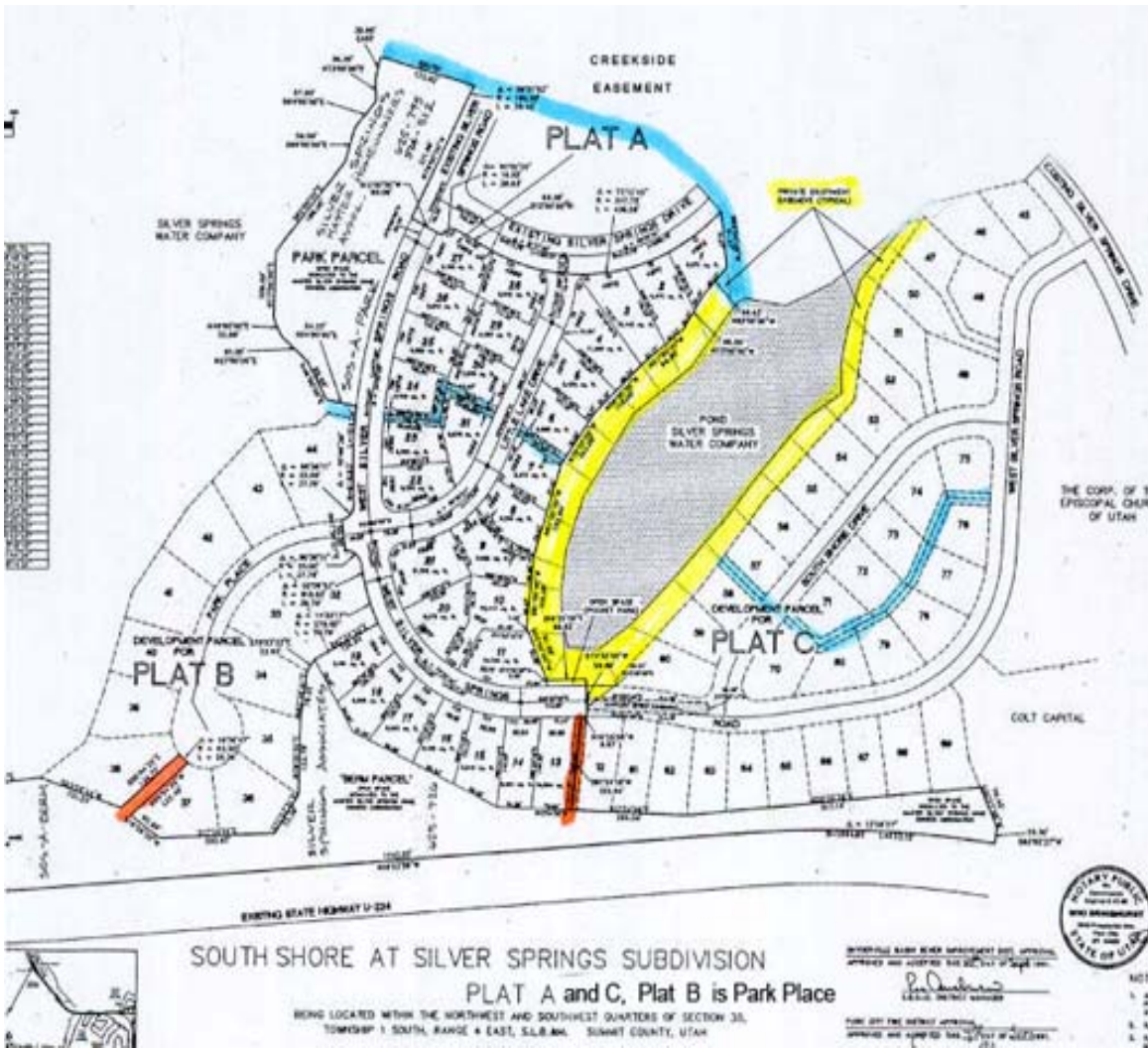
- Park furniture is being refinished
- Three malfunctioning streetlights are being repaired

- Bill N is trying to understand the [ownership issue with the north tennis court](#). Although implied, the masters and the County can find no official documents showing Masters ownership of the north tennis court. The Section 30 map shows it within the Meadow Wild Phase 1 area. See Tennis Court Parcel X- information at : <http://www.silverspringscommunity.com/master-association/ma-common-area-parcels/pp-91/>

“The Tennis Court Parcel is an area of approximately **0.6 acre (PP-91)** and includes one of two tennis courts installed thereon, along with a small open area immediately adjacent thereon. The other tennis court [c.1989 was owned by Don Stringham or Colt Properties] at the site is not owned by the Developer, who is under no obligation to acquire the same for the benefit of the Homeowners; however, if acquired by Developer, the other tennis court will be conveyed to the Homeowners. The Tennis Court Parcel is located in the southeastern portion of the Subdivision,....” —Dev-HOA Agreement See Agreement at : <http://www.silverspringscommunity.com/master-association/ma-docs-index/ma-october-3-1989/>



Update on private enjoyment easements on lakes:

See plat map for SouthShore Enjoyment Easement around the small lake.
<http://www.silverspringscommunity.com/our-community/south-shore/>

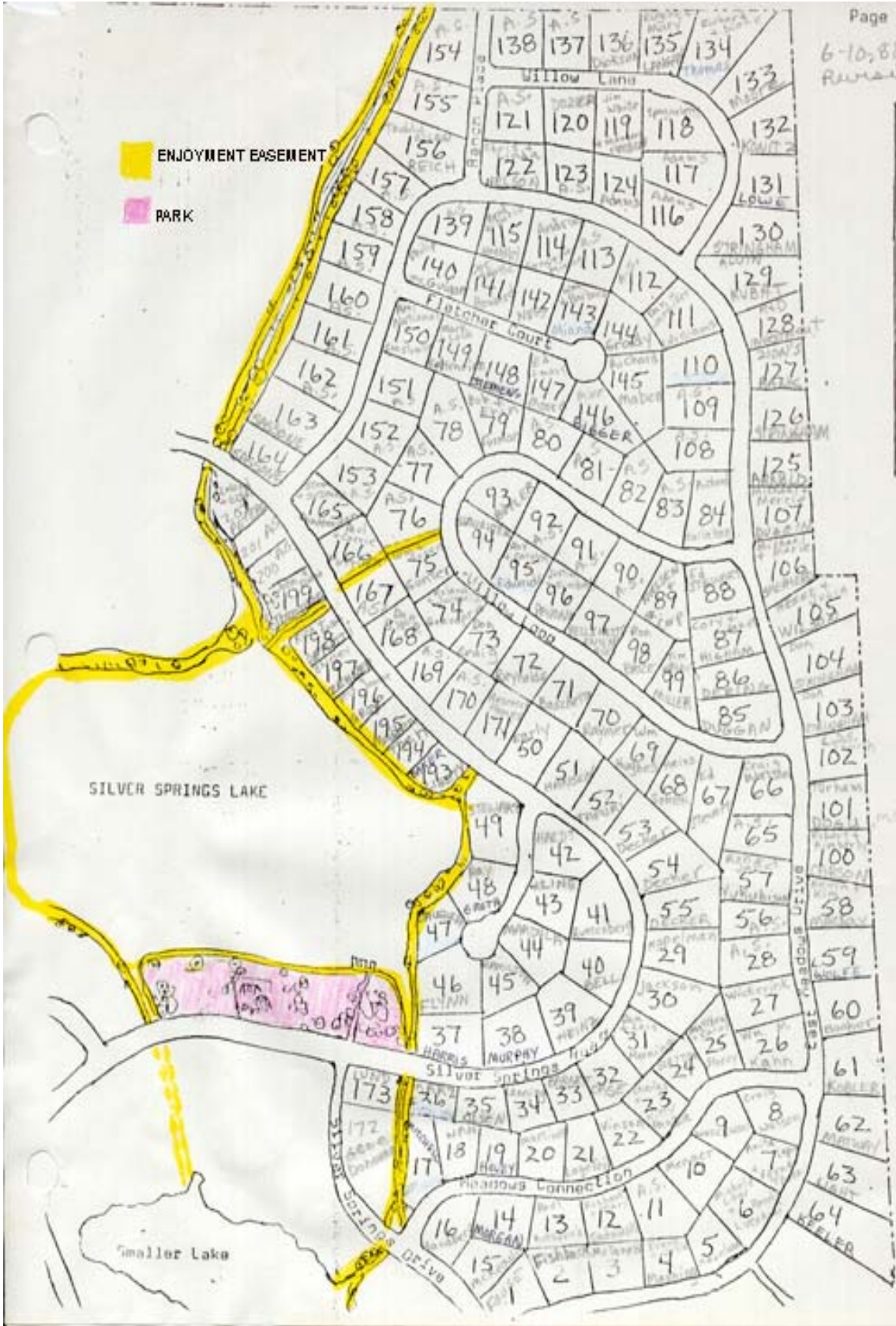


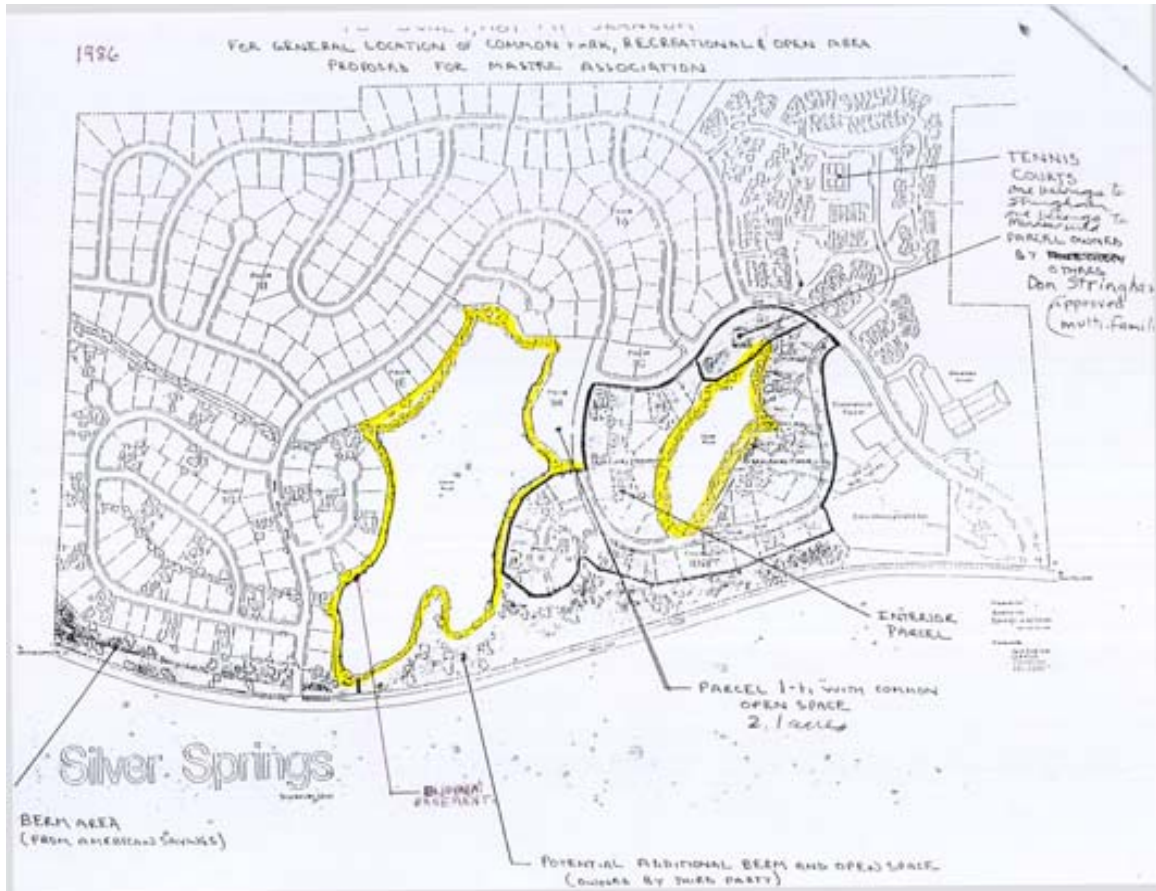
See plat map for Enjoyment Easement around the large lake.

6-10-88
Revision

 ENJOYMENT EASEMENT
 PARK

Silver Springs





ENJOYMENT EASEMENTS SHOWN IN YELLOW

New Business

- Sue reported that she has not been contacted again by the Walgreen's developer
<http://www.silverspringscommunity.com/our-community/silver-springs-commercial/blue-roof-rezone-proposal/>

- Bill N reported that SSHOA CC&R's were last updated on 1994. Bill N, Bill G and Harry volunteered to meet to discuss updating the CC&R's. Lucy Archer has volunteered to assist in this process.

The meeting was adjourned at 8:05