

SSFHOA Board of Trustees Meeting Minutes, May 27, 2009

Board members present: President Bill Gunter; Vice-President Sue Pollard; Bill Noland; James Larson, Harry Fuller, book keeper Lynn Cier, volunteer Michael Winer

Not Present: Treasurer Chris Butler, Secretary Kristian Mulholland

The meeting was held at President Bill Gunter's home. It was called to order by President Gunter 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.

New Website: Since Chris B could not be at the meeting, he sent an email to Board members about the 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.

Underdrain Committee – There were no volunteers for the 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

Willow creek is running at its highest level for 2009. No significant back-ups have been found or reported since the last Board meeting. Skip Dominick is having some back-up but it was reported that the level of back-up 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 of 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 the 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

Sue reported the newsletter is done and ready to go. Sue was asked to insert a paragraph about taking responsibility for your trees and keeping them sprayed to promote good health and to prevent disease and bugs. It was mentioned that Robin Bailey's company can spray trees for approx \$12 each.

CC&R Enforcement Committee

Bill G reported that he has personally tried to approach a few homeowner members who are violating CC&R rules and has had little success. He recommended moving to an official letter. Bill G and Bill N drafted the letter. CC&R violation issues include: boats parked in driveways for longer than the CC&R's allow, tree trimming on corner lots for safety reasons (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.

Financial Audit

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

Masters update by Bill N:

- Park furniture is being refinished
- Three malfunctioning street lights are being repaired
- Bill N discovered and is working on an ownership issue with the West tennis court. Although implied, the masters and the County can find no official documents showing Masters ownership of the West tennis court.
- Update on private enjoyment easements on lakes.

New Business

- Sue reported that she has not been contacted again by the Walgreen's developer
- 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.

The meeting was adjourned at 8:05