

Minutes from 6/17/09 SSHOA Homeowners' Association
Annual Meeting

Board Members Present:

Jeri Lyn Anderson

Jim Askew

Rich Atkinson

John Giuliani

MaryAnne McClelland

Donna McCraith

Rich Riordan

Bob Personette

22 homeowners (see attached roster)

1. Jim Askew handed out 10 copies of his briefing (copy attached) and led the discussion using the prepared slides and an overhead projector.
2. Jim gave an overview of why the SSHOA exists. Asked for volunteers for the Board and received: Tom Verdin, Dan Germain, and Greg Milanovich
3. Jim reviewed the annual budget. There was a question regarding a yearly audit. Jim explained that there has not been an audit in some years.
4. Jim proposed immediate capital improvements. A homeowner suggested adding steps up to the playground.
 - a'. The meeting was informed of three bids from different contractors to repair the paths. Two of the bids were for approx. \$33,000 and one was for \$64,000. Only the contractor with the highest bid provided reference sites for path work done by their company. A motion was made: to agree to pave the paths and to fix the stairs not to exceed \$40,000. 2nd to the motion was granted. It was suggested that there be a second General Membership meeting in 2 months if the repairs cannot be done within the budget.
 - a. A volunteer (Greg Milanovich) offered to help with the bids for the paths.
 - b. Motion was carried.
 - c. See if we can get anymore bids. If this cannot be achieved we will call another general meeting in the first week of September.
5. A homeowner offered to provide an eagle scout to help with the stairs.
6. Motion was made to accept the new board members along with the Board

presented in the HOA briefing. It was Seconded. Motion was approved.

7. Motion was made to pass budget of \$50,170 for 2009. It was seconded. Motion was approved
8. Board will get legal advice to put up a sign for use at your own risk.
9. Propose to construct a capital plan and perhaps propose a special assessment and/or raise dues.

Edit Note: Jeri Lynn had to leave and Mary Anne McClelland Completed the minutes.

10. The possibility of having a special assessment rather than a dues increase was discussed. A special assessment requires the approval of 2/3 of the membership whereas a dues increase requires a 90% approval vote. It was suggested that the 2/3 just had to be among actual voters but this is not the case. A special meeting would have to be called to pass a special assessment.
11. Tennis Courts discussion:
 - a. The liability issue of allowing use of the tennis courts while we decide what to do with them.
 - b. One crack in the tennis court is large enough for a shoe to enter--this is the most hazardous area.
 - c. Donna will research with our insurance agent and possibly a lawyer.
 - d. It was suggested that signs be put up notifying users that they do so at their own risk.
 - e. The companies solicited for bids on repairing the paths could be asked for tennis court repair estimates as part of the bid.
 - f. Rick and Rich will work on ways to temporarily repair so that safety issues are minimized.
12. SSHOA owned area behind Cuttermill place:
 - a. A homeowner noted that old growth trees going down now on common area behind Cuttermill Place between 8737 and 8739. This is unsightly and dangerous would like permission to have someone come in and cut up the trees
 - b. Trees are falling down and some homeowners are removing them at their own cost.
 - c. The county has an easement on this property. What is our responsibility for this area, what are we permitted to do with it?
 - d. There are fallen trees that could be cut up and used for firewood.

13. Joyce Giuliani put in a plug for Neighborhood Watch

14. Recommendations:

a. Additional bids be solicited for repair of the paths--Greg Milonovich, a new board member, will work on this.

b. Meet again the first week of September to further discuss tennis court issue and how to pay for it--special assessment, dues increase. If the path and stairway repairs will exceed \$40,000, determine what to do on that issue.

c. Board will meet in the next 2 weeks to determine research tasks.

15. Jim recapped accomplishments.

16. Meeting adjourned at 2045 hours.

Jeri Lynn Anderson

Mary Anne McClelland