SPHOA Minutes

May 22, 2012

Present: Johns, Clementi, Miller, Kress, Bagley, Kuhlman, Jensen, Pipkin, White, Monks, Clifford

Proxies: The Reynolds proxied their three votes (Lot 25- Commercial) to the Jensens

Meeting Started 6:30pm

Meeting Adjourned: 7:20pm

# Old Business

Steve Johns read the minutes from the 2011 annual meeting, the minutes were approved as read.

## Water Czar:

John Kuhlman provided an update on the HOA water usage.

* Most residents are providing water reading in a timely manner. There are a couple of stragglers but overall very good responses.
* Explanation of water usage calculation/process: water usage, as a community, from 1 Dec to 28 Feb sets the “base reading” (county assumes all water during these months is returned to the aquifer). If this rate is exceeded in the months of Mar through Nov, then the HOA is levied an assessment. This assessment is independent of the ½ acre-foot per year limit (i.e. it is levied even if the ½ acre-foot per year limit is met by the community).
* The HOA was levied, and paid, a water assessment in 2011. The County has not yet levied the significant increase in our assessment. The general consensus was that the association should be prepared to pay this increased water assessment, in case it is levied.
* As discussed at last year’s meeting, it is in our best interest to increase winter water utilization across the community thus reducing the augmentation needs.

John agreed to continue as the SPHOA Water Czar.

# Committee Reports

## Budget Committee:

* Angela Clementi reviewed the expenses for 2011/2012 and the recommended budget for 2012/2013.
* Last year HOA dues were increased by $52 and these additional funds were allocated for Asphalt Replacement. The Asphalt Replacement budget is now at $33,300; ~56% of HOA funds are in this budget line. Asphalt replacement/repair was discussed later in the meeting and is captured in the New Business section.
* Expenses were lower this year as compared to last year and almost all members are caught up on dues.
* The bank balance is $59,535.
* Angela requested an additional person review the HOA financial paperwork. This person would help to catch any errors and ensure the best possible documentation. There were no volunteers at the meeting so Angela will ask Penny Miller if she can serve in this capacity.

## Covenant Committee

At the last meeting there were no volunteers for the Covenant Committee. Therefore, the SPHOA board notified members of violations.

* The following violations were reported to the board:
  + Sec. 134 Boats and trailers that are not parked in a completely enclosed structure or in a fully screened manner approved by the Declarant.
  + Trash receptacles being stored where they are visible.
  + Raw effluent being released above ground.
  + Sec. 120 dead trees and making sure everyone has their six 12 foot Ponderosa Pines

## Architecture Review Committee:

Committee members were unable to attend so Steve Johns provided a summary.

* The committee reviewed and approved the plans for the house being built on lot 15 (the Stephen’s family lot; 7120 Silver Ponds Hts).
* Committee members were requested however, no one volunteered. (As a follow up, Stu Farnham is willing to continue on the committee).

# New Business:

* Next year, 3 new board members will need to be appointed. Steve Johns, Duane Clementi and John Kress will have served their 3-year term and will need to be replaced. Please consider serving on the board.
* Illegal Fishing: A resident shared that people from another subdivision have been fishing in our ponds. The Silver Ponds (SP) resident saw these people enter, multiple afternoons, via the green gate at the back of the Kuhlman’s lot (lot 12). The resident politely told them this is private property and fishing is only for SPHOA residents (they had already stated they were not visiting/meeting any SP residents). They were rude and said they did not care, that the SP resident should call the Sheriff to get them off the property. The group was reminded that we, as a community, may be liable for any injuries incurred when on our property; this is why the SPHOA has an insurance policy. And, this is another reason to ask uninvited visitors to leave. After discussing this issue, the general consensus from the group:
  + Consider purchasing lanyards so that we can easily identify people who should be (or not be) using the ponds.
  + Consider purchasing a No Trespassing Private Property sign for the green gate.
  + Stay vigilant, watch for people who do not belong, and call the Sheriff if you see anything dangerous or in violation of private property rights.
* Shooting incident: Steve Johns asked for an update on the shooting problem shared at last year’s annual meeting. It appears this will no longer be an issue. There have not been any shooting incidents for quite some time and this is probably due to the fact that the residents at 8895 Black Forest Rd have moved away.
* Asphalt repair/replacement: The road cracks that were sealed 2 years ago need additional repair. Dave Miller and Dan Monk both volunteered to get bids for the repair work. Dan Monk stated that a subgrade deficiency/defect may be the core issue; if a subgrade defect is not fixed and asphalt is applied over it, the problem will very likely reappear. It was also suggested that if road work is done, someone should watch/oversee the work crew; if a crew knows that the owners really care, they are more likely to do a good job. Tom Clifford volunteered to watch/oversee work crews. Action Item (AI) #2012-01 assigned; see attached AI list.
* Pond maintenance: Both the upper and lower ponds have a lot of algae in them. This is likely due to the below normal rainfall which reduces the flow or movement of the water in the ponds. Angela Clementi researched a windmill aerator. A windmill powered solution would not require power to the pond area however; there would be costs to purchase & install the windmill and aerator equipment. Ron Pipkin suggested that dye be added to the pond; this is a solution that many golf courses use. Dan Monk volunteered to ask a fish expert what might kill the algae. This discussion is
* ongoing as the board continues to collect information on viable solutions. AI #2012-02 assigned; see attached AI list.
* Volunteers were solicited from the residents present to serve on the Covenant and Architectural Review committees. During the board meeting, Dave Miller and Wendy Bagley agreed to be on the Covenant Committee. There were no volunteers for the Architectural Committee so a request will be sent to all residents.

# Board of Directors Appointments

All board members will continue as part of their 3-year term. Steve Johns, Duane Clementi, and John Kress are in the last year of their term; these 3 board positions will need to be filled next year.

# Board of Directors Meeting

Meeting called to order at 7:25pm

Members present (years remaining on board):

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| --- | --- |
| Steve Johns (1) | Duane Clementi as proxy for John Kress (1) |
| Bryan Bagley (2) | Dave Miller (2) |
| Duane Clementi (1) | Secretary: Wendy Bagley |

Board Decisions:

* The board elected Bryan Bagley as President and Steve Johns as Vice President.
* The board unanimously approved the budget as presented by Angela Clementi.
* Given the current balance of funds, the board approved reducing annual dues by $75 (dues for 2012 are reduced to $625).
* The board approved reimbursement of any expenses generated from official HOA business.

Board Discussion:

* Purchasing lanyards to identify residents and their guests at the ponds is a good idea; it will help identify trespassers (and liabilities to the SPHOA). The board discussed providing 2 lanyards per family/lot. If a replacement lanyard is requested, a reasonable purchase fee would be required.
* The board will continue to explore options for cleaning up the ponds. The board will review information from pond clean-up action items and decide if any actions are necessary.

Board Action Items: The following topics were discussed and action items were assigned (please see the action item attachment):

* Explore other vendors for the trash contract (i.e. re-bid). AI #2012-03 assigned.
* Review SPHOA insurance policy and consider re-bid. AI #2012-04 and 2012-05 assigned.
* Review and update documentation on HOA web page. AI #2012-06 and 2012-07 assigned.
* Obtain bid for No Trespassing, Silver Ponds HOA Private Property sign (for green gate at back of Kuhlman’s lot). AI #2012-08 assigned.
* Obtain cost of purchasing 2 lanyards per family/lot. AI #2012-09 assigned.
* Obtain 3 bids for road repair. AI #2012-01 assigned.
* Duane Clementi agreed to spray the weeds working their way through the road. This was discussed and the expense for the spray was approved. AI #2012-10 assigned.

Meeting was adjourned at 8:15pm

Bryan Bagley

SPHOA President