

Silver Springs Garden Homes
Homeowner's Association
Board Meeting – Feb 8, 2018

The meeting was called to order by Steve Adelsman at 1:00 pm. In attendance were Steve Adelsman, Bev Sass, Tammy Spetz, Russ Haslow, Carol Rada, and homeowners Evelyn Jacobson, Bev Malizia, Bud and Loma Jenkins, Chuck Adelsman, Shirley Emshwiller and Bev Thielke.

The minutes from the December 18 Board Meeting were reviewed and the motion was made by Russ to approve and seconded by Tammy.

Financial Reports -

The Treasurer report showed the following balances: Checking \$11,249, operating fund \$4,274, Savings \$17,778 and Wash CD \$15,032 giving total assets of \$44,060.

The audit is scheduled for Feb 21 at 9:30 am. Two homeowners should be present for validation. Chuck Adelsman offered and Bev will ask Kay Beddell if she would volunteer again this year. Steve pointed out that Phil Terbell conducts the audits free of charge so we decided to give him a \$50 Visa gift card for his generosity. Tammy will purchase the card.

Reserve Allocation Committee -

Bev Malizia has received one quote so far. The committee is meeting Feb 13.

Architectural Committee Report -

Roy and Bev will talk to APS about the electric bill before the next Board Meeting so Roy can report on the discussion.

The Dunn-Edwards Color-Ark Pro website was not updated but will be when Bev can call their customer support and ask how to do it.

The City has turned on the water and Randy and Jan will resume watering Thursday, Feb 15 and continue once a week.

Russ had purchased and installed two new speed limit signs.

Old Business --

Tammy will continue looking into charging fees when a home changes hands. We would need to develop a fee schedule and modify the CC&Rs or bylaws. Steve will inquire when he meets with other HOAs.

Annual Meeting --

Silver Springs Garden Homes
Homeowner's Association
Board Meeting – Feb 8, 2018

Closed Session Minutes

A closed meeting was held at 12:01 pm before the regular Board Meeting. In attendance was Steve Adelsman, Tammy Spetz, Russ Haslow and Bev Sass.

The oil leaked by the mail boxes was discussed. We seem to know that it is from the PO delivery vehicle. We need to take a picture of it and send it with a letter to the US PO so they will fix their vehicle.

Nothing has happened at 620 about the house paint color mistake. We need to send another letter giving Raylene until Feb 20 to notify us of her intended action. And until Mar 10 to correct the painting. Bev will include a copy of the paint numbers and samples with the letter. Two copies should be sent, one certified with return notification.

There has been a report that the owner of 650 lets his dogs run out the front door and poop wherever. Steve will talk to them about it.

The motion was made to adjourn the Closed Session by Tammy and seconded by Russ. Meeting adjourned at 12:27 pm.

Respectfully submitted,
Bev Sass,
Secretary, Silver Springs HOA
Feb 8, 2018

March 6, 2018 Update on Issues:

From rumor, our post-person is going to be replaced at the end of the month which includes a new vehicle. We will check in April.

The front side of 620 has been painted but not the rest. We will wait until Steve returns and address it then if not completed.

The dogs at 650 have not been seen.

Silver Springs Garden Homes HOA
Balance Sheet Prev Year Comparison
As of December 31, 2018

	<u>Dec 31, 18</u>	<u>Dec 31, 17</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
1010 · Mohave Bank Checking #4147	2,852.75	4,026.32	-1,173.57
1061 · ResvAcct-Savings Mohave #3019	3,638.39	17,027.32	-13,388.93
1307 · Mohave CD Due 01-09-2016 .20%	15,067.00	15,030.03	36.97
1005 · Edward Jones - Reserve CD	12,000.00	0.00	12,000.00
1006 · Edward Jones - Road Work CD	4,000.00	0.00	4,000.00
Total Checking/Savings	<u>37,558.14</u>	<u>36,083.67</u>	<u>1,474.47</u>
Accounts Receivable			
1200 · Home Owners Fees Receivable	4,300.00	375.00	3,925.00
Total Accounts Receivable	<u>4,300.00</u>	<u>375.00</u>	<u>3,925.00</u>
Total Current Assets	<u>41,858.14</u>	<u>36,458.67</u>	<u>5,399.47</u>
TOTAL ASSETS	<u><u>41,858.14</u></u>	<u><u>36,458.67</u></u>	<u><u>5,399.47</u></u>
LIABILITIES & EQUITY			
Liabilities			
Long Term Liabilities			
2500 · Wash Loss Contingency	15,000.00	15,000.00	0.00
Total Long Term Liabilities	<u>15,000.00</u>	<u>15,000.00</u>	<u>0.00</u>
Total Liabilities	<u>15,000.00</u>	<u>15,000.00</u>	<u>0.00</u>
Equity			
3000 · Opening Bal Equity	8,577.97	8,577.97	0.00
3900 · Retained Earnings	12,880.70	16,573.12	-3,692.42
Net Income	5,399.47	-3,692.42	9,091.89
Total Equity	<u>26,858.14</u>	<u>21,458.67</u>	<u>5,399.47</u>
TOTAL LIABILITIES & EQUITY	<u><u>41,858.14</u></u>	<u><u>36,458.67</u></u>	<u><u>5,399.47</u></u>

This & Last Year's Water Usage and Costs						
Date	Gallons	Cost	Date	Gallons	Cost	Change in Gallons used
1/1/2018	-	-	1/1/2017	-	\$ 50.92	-
2/1/2018	3,950	\$ 84.88	2/1/2017	-	\$ 50.92	3,950
3/1/2018	17,110	\$ 143.08	3/1/2017	-	\$ 50.92	17,110
4/1/2018	26,690	\$ 235.90	4/1/2017	8,620	\$ 82.05	18,070
5/1/2018	24,340	\$ 213.14	5/1/2017	11,100	\$ 96.11	13,240
6/1/2018	36,010	\$ 326.20	6/1/2017	19,230	\$ 163.62	16,780
7/1/2018	36,810	\$ 333.97	7/1/2017	33,180	\$ 298.80	3,630
8/15/2018	44,630	\$ 409.73	8/1/2017	29,720	\$ 265.27	14,910
9/15/2018	64,590	\$ 603.13	9/1/2017	6,570	\$ 72.26	58,020
10/15/2018	104,760	\$ 992.36	10/1/2017	24,640	\$ 216.04	80,120
11/15/2018	4,410	\$ 63.04	11/1/2017	24,700	\$ 206.76	(20,290)
12/15/2018	18,560	\$ 157.87	12/1/2017	-	\$ -	18,560
Total	381,860	\$ 3,563.30	Total	157,760	1,553.67	224,100

turned on 2/6

2/8/18 Board Meeting Agenda

Meet with our Community Resource Officer. Roy will not be attending today so the Officer was not scheduled.

Approval of the last Board meeting minutes.

Treasurer's Report and Financials for January.

Audit scheduled for Feb 21 at 9:30 – Volunteers needed
Yearly dues report needed.

Report from the Reserve Allocation Committee.

Arch Com Projects

- . Report on the conversation with APS about the street lights. We will make another call when Roy can attend the meeting to do the report.
- . Dunn-Edwards 'Color-Ark Pro' setup not completed.
- . City turned the water back on February 6. Randy and Jan resumed watering schedule February 8 (once a week).
- . New speed limit signs.

Old Business:

Title Transfer fees are no longer allowed in AZ, but Tammy will get clarification on other charges.

Annual Meeting:

Secret Ballot Election: No one has requested to be a nominee for Vice President other than Tammy. The ballot will have her name and a blank for a write in candidate. Attached will be an envelope with a space for house number, owner's name printed and signature. The ballots will be returned at the annual meeting or to 617 before, if owners can't attend. A log will be kept of all ballots returned so no one can vote twice. The envelopes will be stacked with names down, opened and ballots removed without names being seen. Basically, the same way we did it last year.

What time is the Annual Meeting (2pm last year)?

New Business:

Date of next Board Meeting.

3/6/18 Board Meeting Agenda

Approval of the last Board meeting minutes.

Treasurer's Report and Financials for February.

Income taxes are paid.

Audit went smoothly.

Report from the Reserve Allocation Committee.

Arch Com Projects

- Landscape contractor bids.
- Report on the conversation with APS about the street lights. We will make another call when Roy can attend the meeting to do the report.
- ~~Dunn-Edwards 'Color-Ark Pro' setup not completed.~~

Old Business:

Title Transfer fees are no longer allowed in AZ, but Tammy will get clarification on other charges.

Annual Meeting:

Review agenda.

New Business:

Date of next Board Meeting.

Silver Springs Garden Homes
Homeowner's Association
Board Meeting – Mar 6, 2018

The meeting was called to order by Steve Adelsman at 1:02 pm. In attendance were Steve Adelsman, Bev Sass, Tammy Spetz, Russ Haslow, Carol Rada, Bill Emshwiller, Roy Manns and homeowners Evelyn Jacobson, Bev Malizia, Loma Jenkins, Chuck Adelsman, Shirley Emshwiller and Len and Julie Serdar.

The minutes from the February 8 Board Meeting were reviewed and the motion was made by Steve to approve and seconded by Tammy. The minutes from the February 8 Closed Session Board Meeting were reviewed and the motion was made by Russ to approve and seconded by Tammy.

Financial Reports -

The Treasurer report showed the following balances: Checking \$5,464, operating fund \$5164, Savings \$26,030 and Wash CD \$15,035 giving total assets of \$46,530.

The audit went smoothly and the 2017 Income Taxes have been paid.

Reserve Allocation Committee -

The Committee has not met since the last Board Meeting. Bev Malizia, Chuck Adelsman and Bud Jenkins have all been checking with road maintenance companies and no one has the labor to even give a bid. We have one bid from Mike Mulcaire and Russ and Bev Malizia are going to try to get a firm bid from them before the Annual Meeting Saturday. There are several options for the financing. Steve will check with Country Bank about a loan, Russ Haslow has offered to loan us the money at a 2% rate or we can do a home owner assessment.

Architectural Committee Report -

Roy and Bev Sass will talk to APS about the electric bill before the next Board Meeting so Roy can report on the discussion.

Russ has received bids from 3 landscape contractors. Ricketts Bro (our current contractor) at \$2000/mo, Androdes Landscaping at \$2600/mo and Villegas Landscaping at \$2436/mo. The Arch Com recommends keeping Ricketts Bro not only because they are the least expensive but also because we know we can work well with them and it won't require any break in time. Roy Manns suggested we make the contract for two years and the Board approved that providing the Ricketts are willing to do that.

Old Business –

Tammy reported that we can charge documentation fees with a home sale. We agreed on \$200 with a \$50 rush fee. We will have to change the CC&Rs in the section that explains the dues assessment. Tammy will work on this.

5/2/18 Board Meeting Agenda

Approval of the last Board meeting minutes.

Treasurer's Report and Financials for March.

Election of new Board President.

When needed?

Candidates?

Report from the Reserve Allocation Committee.

Road Work scheduled for September.

Discussion of financing for the road work. Mike wants half the money for the road work ahead.

Arch Com Projects

Report on the conversation with APS about the street lights. We will make another call when Roy can attend the meeting to do the report.

Russ will be gone until after Labor Day will others be able to fill in?

Old Business:

New Business:

We did a Wash Inspection last year do we want another one this year?

Water Backflow Testing due. Does an Arch Com member need to be present?

Date of next Board Meeting.

Silver Springs Garden Homes
Homeowner's Association
Board Meeting – May 2, 2018

The meeting was called to order by Steve Adelsman via Skype at 7:07 pm. In attendance were Steve Adelsman, Bev Sass, Tammy Spetz, Russ Haslow, Carol Rada, Roy Manns and homeowners Evelyn Jacobson, Bev Malizia and Ron Baird.

The minutes from the March 6 Board Meeting were reviewed and the motion was made by Tammy to approve and seconded by Russ.

We have had no owners express an interest in being President. Steve will be back in a few weeks so we will discuss it at the next meeting.

Financial Reports -

The Treasurer report showed the following balances: Checking \$5,657, operating fund \$4,757, Savings \$22,102 and Wash CD \$15,039 giving total assets of \$42,798.

Reserve Allocation Committee -

Financing for the road work: At the last meeting Russ Haslow had offered to loan us money to get it done. We discussed this with a lawyer at the VF-Law firm in Phoenix and they said since he is a Board Member it would be a conflict of interest. So that is not an option. But thank you to Russ. Tammy's idea is to have several owners who pay their dues yearly, pay ahead for next year. Several owners present offered to do that. The issue will be discussed at the next meeting and a decision made. Mike Mulclaire doing the work wants the half of the money before to buy material. We agreed that 2 or 3 weeks ahead is acceptable.

Ron Baird commented on our financial management. He feels a few owners are generously supporting the rest of the owners who should be carrying their share. Dues should be adjusted in accordance with the Consumer Price Index so maybe every year. Steve commented that he would rather do it as needed. The issue clearly needs to be discussed further when Steve returns.

Architectural Committee Report -

Roy and Bev did not talk to APS about the electric bill because of Bev's full schedule. They will try again before the next Board Meeting.

Russ will be gone for the summer and back after Labor Day. Roy, Bill and Carol will handle any architectural and landscaping issues.

New Business –

We had a Wash Inspection done last year so we decided to forgo it this year and do it again next year.

6/1/18 Board Meeting Agenda

Approval of the last Board meeting minutes.

Treasurer's Report and Financials for April.

Election of new Board President?

Report from the Reserve Allocation Committee.

Road Work scheduled for August.

Discussion of financing for the road work. (Contractor wants half the money for the road work ahead)

Arch Com Projects

Report on the conversation with APS about the street lights.

Discussion about landscapers other than Randy and Jan working on HOA property.

Old Business:

The Backflow testing was completed and we were in compliance. Report was filed with the City.

New Business:

Discussion about limiting the number of rentals we have.

Date of next Board Meeting.

Silver Springs Garden Homes
Homeowner's Association
Board Meeting – June 1, 2018

The meeting was called to order by Steve Adelsman at 1:00 pm. In attendance were Steve Adelsman, Bev Sass, Tammy Spetz, Carol Rada, Roy Manns, Bill Emshwiller and homeowners Shirley Emshwiller, Bev Malizia, Diane Tigard, Bill Pennington (representing Kristy Osselaer at 604), Pat and Larry Eurkaitis, Ron and Wendy Mills, Len and Julie Serdar, Bev Thielke, Loma Jenkins and Ron and Lougene Baird.

Since there were some new people at the meeting, Steve asked everyone to introduce themselves.

The minutes from the May 2 Board Meeting were reviewed and the motion was made by Steve to approve the minutes with minor changes and seconded by Carol.

Financial Reports -

The Treasurer report showed the following balances: Checking \$5,048, operating fund \$4,982, Savings \$22,105 and Wash CD \$15,042 giving total assets of \$42,195.

Since Steve and Marta Adelsman have sold their home, Steve must resign and an interim President must be appointed by the Board. Ron Baird agreed to be interim President for the rest of Steve's term ending February of 2020. Tammy motioned to approved, Carol seconded and all the Board agreed. At this point Ron took over the meeting with Steve's input.

Reserve Allocation Committee -

Financing for the road work: Ron had put together a sheet summarizing Section 5 of the CC&Rs concerned with assessments. It requires a 2/3 vote of the members to request an assessment fee. Steve wondered why we couldn't do the pay ahead of next year's dues. Tammy wanted to have some people pay ahead and then do the assessment. The owners who will pay ahead for next year are Bev Sass, Tammy Spetz, Bill Emshwiller and Ron Baird. The checks are required by July 1. Motioned by Ron and seconded by Carol.

Architectural Committee Report -

Carol was reporting for Russ Haslow. There are no new projects. Roy and Bev talked to APS about who owns the light poles. APS says that we do. Also, Roy says the amount we are charged for electricity is the same each month so we don't think they are reading a meter. Roy will research this further.

There is a question about another landscaper maintaining the front yard at 635 for the summer. Because of liability issues, the Board feels only our Landscapers should be doing it. Ron will write a letter to the owner of 635 to inform them. Another landscaper can maintain the backyard with no problem.

**Silver Springs Garden Homes
Homeowner's Association
Board Meeting – June 1, 2018**

Closed Session

The meeting was called to order by Ron Baird 2:14 pm. In attendance were Ron Baird, Bev Sass and Tammy Spetz.

All agreed that a larger reserve amount is needed. We will do an assessment now for the road and increase the dues at the first of the year. Ron will write a letter to all the members explaining why this is needed.

We will amend the CC&Rs for:

- To include a documentation fee for new sales.
- To limit the number of rentals.
- To require the dues to be paid for the year or by month with an extra fee.
- To raise the dues.

Ron will write letters and pass them to Tammy and Bev for approval.

Ron thinks that the Treasurer should also be a voting Board Member

We need to get Ron's name of the Bank Accounts and Corp Com Report.

Meeting adjourned at 2:55 pm.

Respectfully submitted,
Bev Sass,
Secretary, Silver Springs HOA
June 1, 2018

**Silver Springs Garden Homes Homeowners Association, Inc.
Board Meeting Agenda – July 2, 2018**

The meeting was called to order at _____ 1:00 pm MST. Directors present were _____.

A quorum was/was not met. Homeowners in attendance were _____.

I. Secretary's Report. Review Minutes for the June 1 meeting.

MOTION: Approve minutes for the June 1 meeting (as amended). Motion by _____ 2nd by _____.

II. Treasurer's report as of May 30.

The association has three bank accounts located at Country Bank.

Checking \$4,983 (Operating Fund \$4,383)

Savings \$22,108

Wash CD \$15,045

Total cash assets \$42,136 (July 2 Total \$45,870 – 15,045 = 30,825)

MOTION: Accept the financial report as submitted. Motion by _____ 2nd by _____.

III. Committee reports.

Architectural Committee – Russ Haslow, Chair. Roy or Carol reports in Russ' absence.

Update on street work, date to commence, parking restrictions, and so forth.

Update on Silver Springs Wash culvert situation.

Update on electric bill after installing LED lights.

Financial Committee – Need volunteers for this committee. A Financial Committee shall be composed of the Treasurer and at least two other home owners. The committee may assist the Treasurer in preparation of a budget proposal and such other activities as requested by the Board.

Social Committee - Julie and others have done a beautiful job of organizing social events, etc. They should be recognized for such.

IV. Old Business.

None.

Silver Springs Garden Homes Homeowners Association, Inc.

Board Meeting Minutes – July 2, 2018

The meeting was called to order at 1:00 pm MST. Directors present were Ron Baird, Tammy Spetz, Carol Rada for Russ Haslow and Bev Sass.

A quorum was met. Homeowners in attendance were: Bill and Shirley Emshwiller, Diane Tigard, Bev Malizia, Susan Brown, Ron and Wendy Mills, Pat and Larry Eurkaitis, Patty Caldwell, Marge Harwell, Len Sedar, Lougene Baird and Kay Beddall.

I. Secretary's Report. Review Minutes for the June 1 meeting.

MOTION: Approve minutes for the June 1 meeting. Motion by Ron, 2nd by Tammy and all voted to approve.

II. Treasurer's report as of May 30.

The association has three bank accounts located at Country Bank.

Checking \$4,983 (Operating Fund \$4,383)

Savings \$22,108

Wash CD \$15,045

Total cash assets \$42,136 (July 2 Total \$42,136 – 15,045 = 27,091)

MOTION: Accept the financial report as submitted. Motion by Tammy, 2nd by Carol and all voted to approve.

III. Committee reports.

Architectural Committee – Russ Haslow, Chair. Roy or Carol reports in Russ' absence.

Update on street work, date to commence, parking restrictions, and so forth. Bev Malizia reported that Mike Mulcaire cannot do the road work until September. In 3 to 5 years we will need to seal coat the road which will cost about \$2,250.

Update on Silver Springs Wash culvert situation. 2 weeks ago, Ron talked to Morgan Scott requesting that a work order be requested from ADOT.

Update on electric bill after installing LED lights. The dawn-to-dusk rate is a set rate that does not change with the amount used. The lights should not need any attention for 10 years or more.

Financial Committee – Need volunteers for this committee. A Financial Committee shall be composed of the Treasurer and at least two other home owners. The committee may assist the Treasurer in preparation of a budget proposal and such other activities as requested by the Board. A 2, 5 and 10 year plan should be created. Bev Malizia and John Warzaha (via Ron) offered to be on the committee.

Silver Springs Garden Homes Homeowners Association Inc.
Special Board Meeting Agenda – August 16, 2018, 3:00 p.m.

Meeting Call to Order: _____ p.m. MST. Directors present were _____,
_____, _____, and _____.

Quorum count: _____ members present. Homeowners in attendance were:

I. Secretary's report: Review Minutes for the July 2, 2018 Board meeting.
Motion: Approve the Minutes for the July 2, 2018 meeting. Motion by
_____, **second by** _____, **vote was** _____.

II. Treasurer's report as of _____.
The Association has three bank accounts located at Country Bank.
Checking: \$ 8,349.27
Savings: \$22,114.77
Wash CD \$15,051.00
Total Cash assets: \$45,515.04

Expenses for July: 2,616.00

Unrestricted Cash: \$30,464.04

Motion: Accept the Treasurer's report as submitted. Motion by _____,
second by _____, **vote was** _____.

III. Committee reports:

1.) Architectural committee.

We have approved three requests for painting: Luanne Senger, Lisa Burris #647, and Dawn Veenis # 601. Lisa reports the facia has been replaced and the roof leak repaired, and now they are ready to start painting this week. Dawn's work has been completed, facia replaced, etc. We have not received any response from Lu Senger regarding finishing up with her painting

We do not currently have any requests for landscaping.

We will do a "walk about" in the fall and take notes as to what we see, rust on gates/fences, overgrown bushes, etc. The last time we walked the property was September 28, 2017.

We did have an arch meeting to update the approved plant list, and Plateau Cholla is on the approved list. I had not heard about injuries from cholla nor do I know who is liable for injury.

Update on LED lights and APS.

2.) Social committee.

No activity as the chairperson is out of town.

3.) Finance committee.

John Warzaha, Bev Malizia, and Diane Tigard volunteered to be on this committee. It had its first meeting this past Monday. _____.

Silver Springs Garden Homes Homeowners Association Inc.
Special Board Meeting Minutes – August 16, 2018, 3:00 p.m.

Meeting Call to Order: 3:02 p.m. MST. Directors present were Ron Baird, Tammy Spetz, Bev Sass, and Carol Rada sitting in for Russ Haslow.

Quorum count: 13 members present. Homeowners in attendance were: Aldon & Bev Thielke, Kay Beddall, Larry & Pat Eurkaitis, Bill & Shirley Emshwiller, Lougene Baird, Roy Manns, Ron & Wendy Mills, Bev Malizia, Diane Tigard and Sherry Sievers. Sherry left at 3:30.

- I. **Secretary's report:** Review Minutes for the July 2, 2018 Board meeting.
Motion: Approve the Minutes for the July 2, 2018 meeting. Motion by Ron, second by Tammy, vote was in favor.

II. **Treasurer's report as of July 31, 2018.**

The Association has three bank accounts located at Country Bank.

Checking: \$ 8,349.27

Savings: \$22,114.77

Wash CD \$15,051.00

Total Cash assets: \$45,515.04

Expenses for July: 2,616.00

Unrestricted Cash: \$30,464.04

Ron commented that if the expenses for the August and September were about the same, after paying for the road work we would have less than \$3,000 in our reserve fund.

Motion: Accept the Treasurer's report as submitted. Motion by Carol, second by Tammy, vote was in favor.

III. **Committee reports:**

1.) Architectural committee.

We have approved three requests for painting: Luanne Senger, Lisa Burris #647, and Dawn Veenis # 601. Lisa reports the fascia has been replaced and the roof leak repaired, and now they are ready to start painting this week. Dawn's work has been completed, fascia replaced, etc. We have not received any response from Lu Senger regarding finishing up with her painting

We do not currently have any requests for landscaping.

We will do a "walk about" in the fall and take notes as to what we see, rust on gates/fences, overgrown bushes, etc. The last time we walked the property was September 28, 2017.

We did have an arch meeting to update the approved plant list, and Plateau Cholla is on the approved list. I had not heard about injuries from cholla nor do I know who is liable for injury.

Ron has a contact at APS and is waiting for a return call about the LED lights.

2.) Social committee.

No activity as the chairperson is out of town.

3.) Finance committee.

**Silver Springs Garden Homes Homeowners Association Inc.
Board Meeting Agenda – September 17, 2018, 1:00 p.m.**

Meeting Call to Order: _____ p.m. MST. Directors present were _____,
_____, _____, and _____.

Quorum count: _____ members present. Homeowners in attendance were:

I. Secretary's report: Review Minutes for the August 16, 2018 Special Board meeting.

Motion: Approve the Minutes for the Aug 16, 2018 meeting.

Motion by _____, Seconded by _____, Vote was _____.

II. Treasurer's report as of Aug 31, 2018.

The Association has three bank accounts located at Country Bank.

Checking: \$ 8,556.20

Savings: \$22,118.53

Wash CD \$15,054.41

Total Cash assets: \$45,729.14

Expenses for Aug: 2,643.07

Unrestricted Cash: \$30,074.73

Motion: Accept the Treasurer's report as presented.

Motion by _____, Seconded by _____, Vote was _____.

III. Committee reports:

1.) Architectural committee:

1.1) Report on street chip sealing and schedule.

1.2) Report on need to trim trees in central park.

Motion: Accept the recommendation of the Architectural committee and authorize payment of \$1800 for tree trimming.

Motion by _____, Seconded by _____, Vote was _____.

1.3) New projects.

2.) Social committee.

No activity as the chairperson is out of town.

Silver Springs Garden Homes Homeowners Association Inc.
Board Meeting Minutes – September 17, 2018, 1:00 p.m.

Meeting Call to Order: 1 p.m. MST. Directors present were Ron Baird, Tammy Spetz, Russ Haslow and Bev Sass.

Quorum count: 12 members present. Homeowners in attendance were:
Bill and Shirley Emshwiller, Lougene Baird, Roy Manns, Bev Malizia, Diane Tigard, Kay Beddall, Pat and Larry Eurkaitis, Carol Rada and Len Serdar.

Mike Mulcaire, whose company will be doing the chip sealing of the road, joined us to answers questions about the project. If the forecast for Wednesday afternoon is rain, they will do the chip sealing on Thursday. He thinks the work will only take a couple of hours. People can drive on it if they are careful to not make sudden starts and stops. After a few days they will return and cleanup the loose chips. After a week or two they will apply a seal coat on top.

I. **Secretary's report:** Review Minutes for the August 16, 2018 Special Board meeting.

Motion: Approve the Minutes for the Aug 16, 2018 meeting. Motion by Russ. Seconded by Tammy. Vote was unanimous.

II. **Treasurer's report as of Aug 31, 2018.**

The Association has three bank accounts located at Country Bank.

Checking: \$ 8,556.20

Savings: \$22,118.53

Wash CD \$15,054.41

Total Cash assets: \$45,729.14

Expenses for Aug: 2,643.07

Unrestricted Cash: \$30,074.73

Motion: Accept the Treasurer's report as presented. Motion by Tammy. Seconded by Russ. Vote was unanimous.

III. **Committee reports:**

1.) **Architectural committee:**

1.1) Report on street chip sealing and schedule.

1.2) Report on need to trim trees in central park.

Russ wants to talk with the Arborist about the trees in the park before we do any trimming, etc.

Motion: Accept the recommendation of the Architectural committee and authorize payment of \$1800 for tree trimming.

Motion by _____ . Seconded by _____ . Vote was _____ .

Motion was put on hold.

1.3) **New projects.**

Bill Emshwiller has resigned from the Architectural Committee. Russ thanked him for all his work while on the committee. And asked if anyone would want to replace him. There was no response.

Silver Springs Garden Homes Homeowners Association Inc.
Board Meeting Agenda – November 5, 2018, 1:00 p.m.

Call to Order: _____ p.m. MST. Directors present were _____,
_____, _____, and _____.

Quorum count: _____ members present. Homeowners in attendance were:

- I. **Secretary's report:** Review Minutes for the September 17, 2018 Board meeting.

Motion: Approve the Minutes for the September 17, 2018 meeting.

Motion by _____, Seconded by _____ . Vote was _____.

- II. **Treasurer's report as of October 31, 2018.**

The Association has three bank accounts located at Country Bank.

Checking:	\$5,593.51
Savings:	\$3,637.17
Wash CD:	\$15,060.70
Bank CDs:	<u>\$16,000.00</u>

Total Cash assets: \$40,291.38

Expenses for Oct: \$5,244.21

Unrestricted Cash: \$5,143.51

Motion: Accept the Treasurer's report as presented.

Motion by _____ . Seconded by _____ . Vote was _____.

- III. **Committee reports:**

A.) Architectural committee:

- 1.) Report on tree trimming and more permanent watering system for them in central park.
- 2.) Triangle lot. The committee recommends the installation of "No Trespassing" signs along 6th Street and along the continuation of the Association's north wall behind the old thrift store.
- 3.) Road. The sealing of the road is scheduled for next spring.
- 4.) We would like to add Pat Eurkaitis (644) to the committee.

Motion: Accept the recommendation of the Architectural committee and authorize payment of _____ for installation of NO Trespassing signs at appropriate locations.

Motion by _____ . Seconded by _____ . Vote was _____.

perform every act to be done in conjunction with the account being opened, including, but not limited to, being able to transfer, endorse, sell, assign, and deliver any and all certificates of stock, bonds, debentures, notes subscriptions, warrants, stock purchase warrants, evidences of indebtedness, or other securities now and hereafter registered in the name of or owned by the corporation; and make, execute, and deliver any and all written instruments necessary to effectuate the authority hereby granted. All such funds will be invested in FDIC-insured CDs.

Motion: to adopt the resolution.

Motion by _____ . Seconded by _____ . Motion _____ .

B.) Such other business as may come before the Board.

Next meeting will be December _____ , 2018 at 1:00 p.m.

Motion to adjourn:

Motion by _____ . Seconded by _____ . vote was _____ .

Meeting adjourned at _____ p.m.

The SSHA Board may convene in Executive Session to discuss items on this agenda, personnel matters, or consult with its legal or accounting counsel.

Silver Springs Garden Homes Homeowners Association Inc.
Board Meeting Minutes – November 5, 2018, 1:00 p.m.

Call to Order: 1 p.m. MST. Directors present were Ron Baird, Tammy Spetz, Bev Sass and Carol Rada in place of Russ Haslow.

Quorum count: 10 members present. Homeowners in attendance were: Evelyn Jacobson, Diane Tigard, Bev Malizia, Roy Manns, Bill and Shirley Emshwiller and Len Serdar

- I. **Secretary's report:** Review Minutes for the September 17, 2018 Board meeting.

Motion: Approve the Minutes for the September 17, 2018 meeting.

Motion by Tammy Spetz. Seconded by Carol Rada. Vote was unanimous.

- II. **Treasurer's report as of October 31, 2018.**

The Association has three bank accounts located at Country Bank.

Checking: \$5,593.51

Savings: \$3,637.17

Wash CD: \$15,060.70

Bank CDs: \$16,000.00

Total Cash assets: \$40,291.38

Unrestricted Cash: \$5,143.51

Motion: Accept the Treasurer's report as presented.

Motion by Bev Sass. Seconded by Tammy Spetz. Vote was unanimous.

- III. **Committee reports:**

A.) Architectural committee:

1.) Report on tree trimming and more permanent watering system for them in central park.

2.) Triangle lot. The committee recommends the installation of "No Trespassing" signs along 6th Street and along the continuation of the Association's north wall behind the old thrift store.

3.) Road. The sealing of the road is scheduled for next spring.

4.) We would like to add Pat Eurkaitis (644) to the committee.

Motion: Accept the recommendation of the Architectural committee and authorize payment for installation of NO Trespassing signs at appropriate locations.

Motion by Ron Baird. Seconded by Tammy Spetz. Vote was unanimous.

V. New Business:

A.) Corporate resolution allowing SSHOA to invest in marketable CDs: Resolved, that the President, Vice-President, and Secretary shall have the full power and authority on behalf of the corporation to enter an agreement on behalf of the corporation; open a brokerage account on behalf of the corporation; do and perform every act to be done in conjunction with the account being opened, including, but not limited to, being able to transfer, endorse, sell, assign, and deliver any and all certificates of stock, bonds, debentures, notes subscriptions, warrants, stock purchase warrants, evidences of indebtedness, or other securities now and hereafter registered in the name of or owned by the corporation; and make, execute, and deliver any and all written instruments necessary to effectuate the authority hereby granted. All such funds will be invested in FDIC-insured CDs.

Motion: to adopt the resolution.

Motion by Ron Baird. Seconded by Carol Rada. Vote was unanimous.

B.) Such other business as may come before the Board.

Next meeting will be Tuesday, December 4, 2018 at 1:00 p.m.

Motion to adjourn:

Motion by Bev Sass. Seconded by Ron Baird. Vote was unanimous.

Meeting adjourned at 1:56 p.m.

The SSHOA Board may convene in Executive Session to discuss items on this agenda, personnel matters, or consult with its legal or accounting counsel.

**Silver Springs Garden Homes Homeowners Association Inc.
Board Meeting Agenda – December 4, 2018, 1:00 p.m.**

Call to Order: _____ p.m. MST. Directors present were _____,
_____, _____, and _____.

Quorum count: _____ members present. Homeowners in attendance were:

- I. **Secretary's report:** Review Minutes for the November 5, 2018 Board meeting.

Motion: Approve the Minutes for the November 5, 2018 meeting.

**Motion by _____, Seconded by _____. Vote
was _____.**

- II. **Treasurer's report as of November 30, 2018.**

The Association has three bank accounts located at State Bank of AZ.

Checking: \$3,223.50

Savings: \$3,637.77

Wash CD: \$15,063.90

Bank CDs: \$16,000.00

Total Cash assets: \$37,925.17

Expenses for Nov: \$5,070.01

Unrestricted Cash: \$2,998.50

Motion: Accept the Treasurer's report as presented.

**Motion by _____. Seconded by _____. Vote was
_____.**

- III. **Committee reports:**

A.) Architectural committee:

1.) Final report on tree trimming in central park. Discussion of the fate of ramada and sycamore tree.

2.) Triangle lot. No trespassing signs, with the proper A.R.S. quoted, are being manufactured.

- IV. **Old Business:**

A.) Follow-up with ADOT on Wash cleanup.

B.) Arizona Public Service street lighting, refund, new rate. \$77.92 down from \$92.10. Payback of investment is approximately 8.8 years.

- B.) Discussion relating to the increase of the Annual Assessment -- should it be by the Consumer Price Index for all Urban Areas or should a larger increase be put to the homeowners through the ballot process? The increase from October 2017 to October 2018 is 2.5%, although energy has increased 8.9%. We also are facing an increase in water rates.

The CCRs state, in Article V, that there is to be Annual Assessment. This was to be paid annually, not in installments as evolved as a matter of convenience for some homeowners. The use of ACH costs the Association \$1.50 per month for each homeowner who uses that payment method, shorting the Association not only the \$1.50 fee but also the interest that could be earned on the money when it is paid annually.

Therefore, the Board is determining that beginning January 1, 2020, all Annual Assessments will be due in January as one lump sum. Meanwhile, homeowners using ACH payments will have the amount of that payment added to their monthly fees. For example, if the monthly payment has been \$75.00, it will become \$76.50. Payment by check or cash is no longer acceptable, beginning January 1, 2019.

Motion: Commencing January 1, 2019, monthly fees paid by ACH will be additionally charged the \$1.50 service fee. Beginning January 1, 2020, all Annual Assessments are to be paid in full that month. Motion by Ron Baird. Seconded by Tammy Spetz. Vote was unanimous.

- C.) Discussion and review of 2019 budget.

- D.) Such other business as may come before the Board.

Ron will talk to Taylor waste to renew our agreement.
Bev will pull the money from the Wash CD when it matures.

Next meeting will be January 16, 2019 at 1:00 p.m.

Motion to adjourn:

Motion by Ron Baird. Seconded by Tammy Spetz. Vote was unanimous.

Meeting adjourned at 2:03 p.m.

The SSHOA Board may convene in Executive Session to discuss items on this agenda, personnel matters, or consult with its legal or accounting counsel.

Respectfully submitted,
Bev Sass,
Secretary, Silver Springs HOA
Dec 4, 2018

2018 MEMBER SIGN-IN

VOTED

House	Last Name	First Name	Absent	Attend	Signature
600	BARIBEAU	LEROY & PADDY	X		
601	VEENIS	DAWNE	X		
602	BEDDALL	KAY		X	Kay Beddall
603	HARWELL	MARGE			
604	OSSELAER	KRISTY			
606	CROWTHER	TIM & JESSIE			
608	HASLOW	RUSS & JUDY		✓	Judy Haslow
609	RADA	CAROL	X	✓	
610	VIOTTI	NELLO DINO			
611	SENGER	LU			
612	MALIZIA	STEVE & BEVERLY	X		Beverly Malizia
613	TIGARD	KEN & DIANNE		✓	Dianne Tigard
614	YORK	JUDY	X		
615	MANZELLA	GERI			
616	VINCI	PAUL & DONNA LINNEN			
617	SASS	BEVERLY			Beverly Sass
618	SERDAR	LEN & JULIE		X	Len & Julie Serdar
620	TAYLOR	RAYLENE			
621	HAGBERG	CAROL	X		
622	BROWN	MAX & SUSAN	X		
624	EGGERS	VINCENT			
626	VAN WINKLE	PAM			
628	LERUM	BRUCE & TERRIE	X		
629	NORMAN	CYNTHIA	X		
630	CHIN	SUSAN			
631	BAIRD	RON & LOUGENE			
632	ADELSMAN	CHARLES	X		
633	MILLS	RON & WENDY		✓	Wendy Mills
634	ADELSMAN	STEPHEN & MARTA		✓	Marta Adelman
635	JACOBSON	EVELYN	X		
636	THIELKE	ALDON & BEVERLY	X	✓	Beverly Thielke
637	MANNS	ROY	X	✓	Roy Manns
638	NEWTON	JEANNE			
639	JENKINS	BUD & LOMA		✓	Bud Jenkins & Loma
640	GRACE	SUSAN & DANIEL THARP			
642	MESTAS	VICTORIA			
643	MONTGOMERY	BRIAN			
644	EURKAITIS	LARRY & PAT	X		
646	SPETZ	TAMMY		✓	Dan Spetz
647	BURRIS	LISA			
648	BRIGHAM	NICOLE & KRISTOPHER			
650	DIROCCO	ROBERT			
651	BILLS	LOREN & LYNNE			
652	EMSHWILLER	WILLIAM & SHIRLEY	X	✓	Bill & Shirley
654	ALLEN	FAY & RENNIE	X		

AGENDA
SSHOA Annual Meeting
March 10, 2018

Owner introductions

Approval of the 2017 Annual Meeting minutes

Review of the Financial Reports, Budget and Audit

President's Comments

- Advantage of ACH dues payments.
- Need for a Treasurer.

Architectural Committee Report

Completed projects –

- Graffiti was removed from the outside wall on the North
- Outside walls were repaired and painted
- Street lights were replaced with LED bulbs
- Additional granite was added to yards as needed
- The dead tree was removed at the entrance
- About \$70 in base fees was saved by having the City turn off the irrigation water during the winter months

Old Business

- Road maintenance report

New Business

- Community Garage Sale, Friday, April 20 and Saturday, April 21

Election of new Board of Directors Member

Adjournment

AGENDA
SSHOA Annual Meeting
March 10, 2018

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- Advantage of ACH dues payments.
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Completed projects –

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Old Business

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New Business

- Community Garage Sale, Friday, April 20 and Saturday, April 21

Election of new Board of Directors Member

Adjournment

SILVER SPRINGS GARDEN HOMES
HOME OWNERS ASSOCIATION ANNUAL MEETING MINUTES
Annual Meeting March 18, 2017

PLEASE NOTE: DRAFT COPY - SUBJECT TO APPROVAL AT THE NEXT ANNUAL MEETING
If you have questions, please contact one of the Board or Architectural Committee Members.

The annual meeting was called to order by President Steve Adelsman at 2:04 pm. The meeting had a quorum with 16 homeowners in attendance and 19 absentee votes.

Everyone introduced themselves by name and house number.

Last year's annual meeting minutes were read. The motion was made to approve the minutes as read, it was seconded and approved.

Financial Reports: The reports were reviewed and there were no questions.

Budget: The Budget was explained. We will be painting the outside of the community walls on the north, east and south sides this year, the cost of which will come out of the 'reserve fund'. Steve wants to form a committee to define how best to allocate the 'reserve fund' to meet future costs of major repair and maintenance items. Chuck Adelsman, Roy Manns, Dianne Tigard, Bev Malizia, Lougene or Ron Baird and Steve Adelsman offered to be on the committee.

Audit: The audit was conducted by Phil Terbell a long-time friend of the HOA with audit experience who does it as a courtesy. Those that participated were Kim Molton from the CPA firm, Steve Adelsman, Len Serdar, Bev Sass, Shirley Emshwiller and Kay Beddall. The audit went smoothly.

President's Comments:

- Steve thanked Len Serdar for his help as the treasurer for the last three years and asked if anyone else with financial experience would be willing to take over as Len will be helping in other areas.
- Steve also thanked Russ Haslow for all his hard work through the year.
- Steve also reminded everyone that the residents need to be parked off the street at all times and visitors need to be parked off the street as much as possible.
- A diagram of the mailboxes was passed around and Steve asked that everyone enter their house number where their mailbox appears. The secretary will keep the sheet so if keys are left in any locks they can be returned.

The Architectural Committee Report was given by Bill Emshwiller in Russ Haslow's absence:

- Wall behind 624 was reinforced to stabilize it.
- Wall was repaired on 6th street behind 602.
- Trees were removed at 630 & 633.

- Central Park improvements were completed.
- A major water leak was repaired at the entrance.
- Lighting in Central Park was upgraded with LED bulbs.
- Letter requesting fence painting by owners was sent and most have been done.
- Additional gravel was added to yards as needed.
- Motion sensor lights were installed by the mail boxes.
- New 'private property' signs were installed at the entrance.
- Vegetation around the outside wall was cleared.

Bev Sass added that \$480 less was spent on irrigation water last year because we had more rain and because Russ and the landscapers were diligent about turning the water off when they could.

There was a discussion about the road being congested with parked vehicles and trash cans. Steve is going to draft another letter about parking to try to relieve some of the congestion. Also discussed was the issue of vehicles speeding around the circle. Speed bumps were suggested but no solution was agreed upon.

The Community Garage Sale will be Friday, April 21 and Saturday, April 22.

The Community Pot Luck will be Sunday April 30 from 5 to whenever.

The election ballots were counted. There were 24 votes for Steve Adelsman for President and 1 for Larry Eurkaitis (644). Steve will serve as President for another term. A BIG thank you goes to Steve for serving as President once again.

The motion was made to adjourn the meeting, was seconded and approved.

The meeting adjourned at 3:02 pm.

Respectfully submitted,
Bev Sass
SSHOA Secretary
March 18, 2017

10:42 AM

01/03/18

Accrual Basis

Silver Springs Garden Homes HOA
Balance Sheet Prev Year Comparison
As of December 31, 2017

	<u>Dec 31, 17</u>	<u>Dec 31, 16</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
1010 · Mohave Bank Checking #4147	4,026.32	2,953.20	1,073.12
1061 · ResvAcct-Savings Mohave #3019	17,027.32	22,245.33	-5,218.01
1307 · Mohave CD Due 01-09-2016 .20%	15,030.03	15,027.56	2.47
Total Checking/Savings	<u>36,083.67</u>	<u>40,226.09</u>	<u>-4,142.42</u>
Accounts Receivable			
1200 · Home Owners Fees Receivable	375.00	-150.00	525.00
Total Accounts Receivable	<u>375.00</u>	<u>-150.00</u>	<u>525.00</u>
Other Current Assets			
1499 · Undeposited Funds	0.00	75.00	-75.00
Total Other Current Assets	<u>0.00</u>	<u>75.00</u>	<u>-75.00</u>
Total Current Assets	<u>36,458.67</u>	<u>40,151.09</u>	<u>-3,692.42</u>
TOTAL ASSETS	<u><u>36,458.67</u></u>	<u><u>40,151.09</u></u>	<u><u>-3,692.42</u></u>
LIABILITIES & EQUITY			
Liabilities			
Long Term Liabilities			
2500 · Wash Loss Contingency	15,000.00	15,000.00	0.00
Total Long Term Liabilities	<u>15,000.00</u>	<u>15,000.00</u>	<u>0.00</u>
Total Liabilities	<u>15,000.00</u>	<u>15,000.00</u>	<u>0.00</u>
Equity			
3000 · Opening Bal Equity	8,577.97	8,577.97	0.00
3900 · Retained Earnings	16,573.12	11,062.22	5,510.90
Net Income	-3,692.42	5,510.90	-9,203.32
Total Equity	<u>21,458.67</u>	<u>25,151.09</u>	<u>-3,692.42</u>
TOTAL LIABILITIES & EQUITY	<u><u>36,458.67</u></u>	<u><u>40,151.09</u></u>	<u><u>-3,692.42</u></u>

This & Last Year's Water Usage and Costs

Date	Gallons	Cost		Date	Gallons	Cost	Change in Gallons used
1/1/2017	-	50.92		1/1/2016	110	\$ 48.76	(110)
2/1/2017	-	50.92		2/1/2016	120	\$ 48.76	(120)
3/1/2017	-	50.92		3/1/2016	15,710	\$ 125.11	(15,710)
4/1/2017	8,620	82.05		4/1/2016	1,650	\$ 53.06	6,970
5/1/2017	11,100	96.11		5/1/2016	44,320	\$ 389.82	(33,220)
6/1/2017	19,230	163.62		6/1/2016	26,110	\$ 221.78	(6,880)
7/1/2017	33,180	298.80		7/1/2016	33,540	\$ 290.34	(360)
8/1/2017	29,720	265.27		8/1/2016	36,140	\$ 314.31	(6,420)
9/1/2017	6,570	72.26		9/1/2016	7,300	\$ 74.58	(730)
10/1/2017	24,640	216.04		10/1/2016	150	\$ 50.92	24,490
11/1/2017	24,700	\$ 206.76		11/1/2016	10,310	\$ 88.86	14,390
12/1/2017	-	\$ -		12/1/2016	2,420	\$ 55.61	(2,420)
Total	157,760	\$ 1,553.67		Total	177,880	1,761.91	(20,120)

--- Please bring this copy of the budget with you to the meeting ---

SSHOA Budget	2018	Monthly	Annual
INCOME			
	4000 HOA Dues	3375.00	40500.00
	4025 Interest: Reserve Maint. CD		
	4030 Interest: Wash CD		
	4052 Interest: Reserve Savings		
	4055 Interest on Late Payments		
	4080 Misc. Income		
TOTAL INCOME		3375.00	40500.00
EXPENSES			
Routine Maintenance	5000		
	5030 Landscaper	1950.00	23400.00
	5035 Landscaping Maintenance & Supplies	100.00	1200.00
	5025 Tree Removal	20.00	240.00
	5040 Wall Repair	20.00	240.00
Mailing/Office/Fees	6000		
	6300 Office Supplies & Expenses	5.00	60.00
	6350 Bank/ACH Fees	31.00	372.00
Professional Fees	6500		
	6550 Bookkeeper	150.00	1800.00
	6575 Annual Reports & Tax Preparation	30.42	365.00
	6576 Audit	15.00	180.00
	6670 Wash Inspection	20.00	240.00
	6551 Backflow Testing	5.00	60.00
Taxes, Insurance & Fees	6501		
	6560 Record Filing	1.00	12.00
	6580 Corporation Filing Fees	0.83	10.00
	6585 State Income Tax	4.17	50.00
	6590 Liability Insurance	50.00	600.00
	6650 RE Tax - Common Areas	5.00	60.00
	6655 Federal Income Tax	0.00	0.00
Utilities	6700		
	6725 Electricity	95.00	1140.00
	6750 Water	125.00	1500.00
Reserve Set-aside	6999	750.00	9000.00
TOTAL EXPENSES		3377.42	40529.00
NET INCOME/LOSS		-2.42	-29.00

SILVER SPRINGS GARDEN HOMES
HOME OWNERS ASSOCIATION ANNUAL MEETING NOTICE
Feb 12, 2018

Home Owners
Silver Springs Garden Homes
Cottonwood, AZ 86326

Subject: 2018 Annual Meeting

Dear Members,

Silver Springs Garden Homes Homeowners Association is holding its Annual Members Meeting on Saturday, March 10, 2018 at 2:00 pm in our Central Park. Please bring a chair and your own beverage.

In 2016 Revised Statute 33-1812 requires that anyone not able to attend must vote via absentee ballot and not by proxy as in the past. And our CC&R's require that the voting be done by secret ballot. If you are attending the meeting, please bring your ballot in the envelope provided with your house number, name printed and signature to the meeting. If you are unable to attend, please return your ballot and completed envelope to 617 Silver Springs Circle by March 9.

We will be holding an election for the Vice President position at the meeting. Nominations can no longer be accepted from the floor at the meeting but you may enter a 'write in' candidate. Since no one else has offered to be a candidate for Vice President, Tammy has graciously agreed to serve once again if elected.

Again, if you cannot attend the meeting it is critical that absentee ballots be returned so that we may have a quorum and conduct the necessary business of the Association.

We have included a copy of the Budget so you may review it in advance. We will distribute an Agenda, Profit and Loss Statements and Balance Sheets at the meeting. Please be prompt, we have a lot of information to share and business to conduct.

Thank you,

SSHOA Board of Directors
Steve Adelsman, President '20
Tammy Spetz, Vice President '18
Bev Sass, Secretary '19

SILVER SPRINGS GARDEN HOMES
HOME OWNERS ASSOCIATION ANNUAL MEETING MINUTES
Annual Meeting March 18, 2017

PLEASE NOTE: DRAFT COPY - SUBJECT TO APPROVAL AT THE NEXT ANNUAL MEETING
If you have questions, please contact one of the Board or Architectural Committee Members.

The annual meeting was called to order by President Steve Adelsman at 2:04 pm. The meeting had a quorum with 16 homeowners in attendance and 19 absentee votes.

Everyone introduced themselves by name and house number.

Last year's annual meeting minutes were read. The motion was made to approve the minutes as read, it was seconded and approved.

Financial Reports: The reports were reviewed and there were no questions.

Budget: The Budget was explained. We will be painting the outside of the community walls on the north, east and south sides this year, the cost of which will come out of the 'reserve fund'. Steve wants to form a committee to define how best to allocate the 'reserve fund' to meet future costs of major repair and maintenance items. Chuck Adelsman, Roy Manns, Dianne Tigard, Bev Malizia, Lougene or Ron Baird and Steve Adelsman offered to be on the committee.

Audit: The audit was conducted by Phil Terbell a long-time friend of the HOA with audit experience who does it as a courtesy. Those that participated were Kim Molton from the CPA firm, Steve Adelsman, Len Serdar, Bev Sass, Shirley Emshwiller and Kay Beddall. The audit went smoothly.

President's Comments:

- Steve thanked Len Serdar for his help as the treasurer for the last three years and asked if anyone else with financial experience would be willing to take over as Len will be helping in other areas.
- Steve also thanked Russ Haslow for all his hard work through the year.
- Steve also reminded everyone that the residents need to be parked off the street at all times and visitors need to be parked off the street as much as possible.
- A diagram of the mailboxes was passed around and Steve asked that everyone enter their house number where their mailbox appears. The secretary will keep the sheet so if keys are left in any locks they can be returned.

The Architectural Committee Report was given by Bill Emshwiller in Russ Haslow's absence:

- Wall behind 624 was reinforced to stabilize it.
- Wall was repaired on 6th street behind 602.
- Trees were removed at 630 & 633.

SILVER SPRINGS GARDEN HOMES
HOME OWNERS ASSOCIATION ANNUAL MEETING MINUTES
Annual Meeting March 10, 2018

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The annual meeting was called to order by President Steve Adelsman at 2:12 pm. The meeting had a quorum with 13 homeowners in attendance and 8 absentee votes.

Everyone introduced themselves by name and house number.

Last year's annual meeting minutes were read. The motion was made to approve the minutes as read, it was seconded and approved.

Financial Reports: The reports were reviewed and there were no questions.

Budget: Steve asked everyone to review the Budget and there were no questions.

Audit: The audit was conducted by Phil Terbell a long-time friend of the HOA with audit experience who does it as a courtesy. Those that participated were Chapin Fisher and Chrystie Sutter from the CPA firm, Steve Adelsman, Bev Sass, Chuck Adelsman and Kay Beddall. The audit went smoothly.

President's Comments:

- Steve thanked everyone for the opportunity to serve, for all the support and to Tammy and Bev for being on the Board.
- Steve once again asked if anyone could be Treasurer.
- Bev Sass will not be running for Secretary next year but offered to be the assistant by handling the financial items and maintaining the files under the title of Treasurer. She thinks making the current secretarial job two jobs would be wise.

The Architectural Committee Report was given by Carol Rada and Roy Manns in Russ Haslow's absence. Completed projects were:

- Graffiti was removed from the outside wall on the North side
- Outside walls were repaired and painted
- Street lights were replaced with LED bulbs
- Additional granite was added to yards as needed
- The dead tree was removed at the entrance
- About \$70 in base fees was saved by having the City turn off the irrigation water during the winter months

SILVER SPRINGS GARDEN HOMES
HOME OWNERS ASSOCIATION ANNUAL MEETING MINUTES
Annual Meeting March 18, 2017

The annual meeting was called to order by President Steve Adelsman at 2:04 pm. The meeting had a quorum with 16 homeowners in attendance and 19 absentee votes.

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Audit: The audit was conducted by Phil Terbell a long-time friend of the HOA with audit experience who does it as a courtesy. Those that participated were Kim Molton from the CPA firm, Steve Adelsman, Len Serdar, Bev Sass, Shirley Emshwiller and Kay Beddall. The audit went smoothly.

President's Comments:

- Steve thanked Len Serdar for his help as the treasurer for the last three years and asked if anyone else with financial experience would be willing to take over as Len will be helping in other areas.
- Steve also thanked Russ Haslow for all his hard work through the year.
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- Wall behind 624 was reinforced to stabilize it.
- Wall was repaired on 6th street behind 602.
- Trees were removed at 630 & 633.
- Central Park improvements were completed.
- A major water leak was repaired at the entrance.

1/9/17 Board Meeting Agenda

Approval of the last Board meeting minutes

Bud Jenkin's resignation from Arch Com.
Request for new Board President.

Treasurer's Report and Financials

Financial Report.

✓Wash CD will renew Jan 9 for 12 months at 0.20%.

Sterling Accounting Financial Agreement.

1099s need to be mailed by January 31

Reserve fund allocation.

Transfer \$2,000 back to Reserve Fund?

2017 Budget.

Arch Com Projects

Homeowner Maintenance Letter sent and distributed. Missed adding the painter's name from Chuck and Steve.

Outside Wall maintenance.

Brighter Lights in Central Park.

Status of other projects.

New projects.

Old Business:

Title transfer from developer for common areas.

Parking violation fines and Follow-up Letter.

New Business:

Audit scheduled?

Silver Springs Garden Homes
Homeowner's Association
Board Meeting – Jan 9, 2017

The meeting was called to order by Steve Adelsman at 2:00 pm. In attendance were Steve Adelsman, Bev Sass, Tammy Spetz, Russ Haslow and Len Serdar.

The minutes from the Dec 12, 2016 Board meeting were reviewed and minor changes made. With those changes, the motion was made to approve the minutes, it was seconded and the minutes were approved.

It was agreed that we need to clarify and stream-line the Treasurer and Secretary duties to make them more efficient.

The rough draft of the candidate request letter will be sent to the Board Members for their review.

Financial Reports

The Treasurer report showed the following balances: Checking \$2,953.20 and Savings \$22,245.33 totaling \$25,198.53.

A second check (3652) was sent to Katrina Cassidy in June. After 6 months, checks cannot be cashed. We will ask Kim during the audit what transaction is needed. We will put a note on similar refund letters stating that they only have 6 months to cash the check.

Richard Cranmer is retiring and his business is being bought by Sterling Financial in Sedona. But the accounting services are being handled by Sterling Accounting and Taxes here in Cottonwood. We have a new written agreement that will be emailed to Len, Tammy and Russ for review. Steve will meet with them to discuss some changes in accounts and will deliver the signed agreement.

Len will check if one of the companies that we did business with is incorporated. If it is not, we need a W-9 from them with their tax id. The 1099s need to be mailed by Jan 31.

We decided to not open another bank account for the reserve account.

When we did the Central Park project last year we should have moved the \$4095 from the reserve account to pay the bill out of the checking account. We had moved only \$2000 last year. We decided to leave the extra \$2095 in the reserve account.

Reviewing the accounts on the 'Budget vs. Actual' report, we wanted to simplify the accounts. So, three of the landscape maintenance accounts (5045,5050 and 5150) are going to be combined so we will only have two accounts, the landscaper payment and everything else. The

Silver Springs Garden Homes
Homeowner's Association
Board Meeting – Jan 9, 2017

Closed Session Minutes

The meeting was called to order by Steve Adelsman at 2:00 pm. In attendance were Steve Adelsman, Bev Sass, Tammy Spetz, Russ Haslow and Len Serdar.

After the general board meeting was complete, we included a closed session since we had only Board and Arch Com Members at the meeting.

We discussed the issue of the unpaid parking fines at 647 that should be in a closed meeting.

Tammy presented information about Small Claims which showed that it was not that complicated. The letter that had been written, which included the Small Claims Court action, was approved and signed by Steve and will be delivered to them.

The motion was made to adjourn the meeting, was seconded and the meeting adjourned at 4:47 pm.

Respectfully submitted,
Bev Sass,
Secretary, Silver Springs HOA
Jan 9, 2017

1/17/17 Board Meeting
Agenda

Approval of the last Board meeting minutes

Bud Jenkin's resignation from Arch Com.

Letter requesting candidates for the Board President.

Treasurer's Report and Financials

Financial Report.

Sterling Accounting Financial Agreement.

1099s need to be mailed by January 31

Reserve fund allocation.

2017 Budget was completed and approved at the Jan 9 meeting.

Arch Com Projects

Outside Wall maintenance.

Brighter Lights in Central Park.

Status of other projects.

New projects.

Old Business:

Title transfer from developer for common areas.

New Business:

Audit scheduled for Thursday, Feb 2 at 9 am.

Owner volunteers needed to help with the Audit

Date of next Board Meeting.

**Silver Springs Garden Homes
Homeowner's Association
Board Meeting – Jan 17, 2017**

The meeting was not held because we did not have a quorum of Board Members required to conduct business.

In attendance were Steve Adelsman, Bev Sass and owners Evelyn Jacobson and Loma Jenkins.

Respectfully submitted,
Bev Sass,
Secretary, Silver Springs HOA
Jan 17, 2017

2/6/17 Board Meeting
Agenda

Approval of the last Board meeting minutes

Response from letter requesting candidates for the Board President.
Collecting absentee ballots from on-site owners.

Treasurer's Report and Financials

Financial Report for January.

Sterling Accounting Financial Agreement completed.

1099s were mailed before January 31.

2017 Budget was completed and approved at the Jan 9 meeting.

Income tax preparation needed before March 15.

Reserve fund allocation.

Arch Com Projects

Outside Wall maintenance.

Brighter Lights in Central Park.

Status of other projects.

New projects.

Old Business:

Title transfer from developer for common areas.

Waiting for Title Company to complete.

New Business:

Audit re-scheduled for Thursday, Feb 9 at 9 am.

Date of next Board Meeting.

Silver Springs Garden Homes
Homeowner's Association
Board Meeting – Feb 6, 2017

The meeting was called to order by Steve Adelsman at 1:00 pm. In attendance were Steve Adelsman, Bev Sass, Tammy Spetz, Len Serdar, Carol Rada and homeowners Loma Jenkins, Roy Manns, Bev Malizia, Bev Thielke and Chuck Adelsman.

The minutes from the Jan 9, Jan 9 closed session and the Jan 17 Board Meetings were reviewed and minor changes made. With those changes, the motion was made to approve all the minutes, it was seconded and the minutes were approved.

There was no response to the letter requesting candidates for President. Steve agreed to run again to keep the HOA from falling apart. Roy Manns volunteered to join the Arch Com and was approved.

Financial Reports

The Treasurer report showed the following balances: Checking \$13,428.20 and Savings \$23,023.86 giving total assets of \$48,448.06. Steve wants to deduct the dues that were paid ahead so the total is the available funds. \$13,428.20 minus \$3,446.68 is 10,421.68. \$10,421.68 plus reserve fund of \$23,023.86 totals \$27,470.54.

The Board agreed that we needed to do a thank you for Phil Terbell for doing the audit for us. It was decided that a \$50 gift card to the Haunted Group would be good. Bev Sass will pick up the gift card.

No one has volunteered to be on the reserve fund allocations committee. Steve will ask for volunteers at the annual meeting. It was suggested that we have a road contractor inspect the road each year and give us a new estimate.

Steve would like a copy of the budget distributed with the Annual Meeting notice.

Everyone likes the new Central Park lighting.

We are still getting estimates on the wall painting project. It was suggested that we might let owners get paint at the same time for painting their interior walls. The Arch Com will follow-up on this.

We decided that an additional notice should be put on the bulletin board the day before the meeting since not everyone marks the next meeting date on their calendar.

A paragraph should be added to the Annual Meeting notice that 'anyone who received a letter about painting their fences should be taking care of that, if they have not already done so. They can speak to Steve or Russ if they have questions'.

**Silver Springs Garden Homes
Homeowner's Association
Board Meeting – Feb 6, 2017**

Closed Session Minutes

The meeting was called to order by Steve Adelsman at 2:00 pm after the general meeting. In attendance were Steve Adelsman, Bev Sass, Tammy Spetz, and Len Serdar.

We discussed the issue of the business being run out of 647. Bev had information on a free lawyer call at the law firm in Phoenix. Bev will contact them and find a date when we could do a conference call.

The meeting adjourned at about 2:15 pm.

Respectfully submitted,
Bev Sass,
Secretary, Silver Springs HOA
Feb 6, 2017

3/15/17 Board Meeting
Agenda

Approval of the last Board meeting minutes

Review of Annual Meeting Agenda

Review of minutes from last year's meeting?

Volunteers needed to count votes at the meeting.

Treasurer's Report and Financials

Financial Report for February.

Income tax preparation needed before April 15.

Reserve fund allocation.

Arch Com Projects

Outside Wall maintenance.

Status of other projects.

New projects.

Old Business:

Title transfer from developer for common areas. Waiting for Title Company to complete.

New Business:

AZ Corporation Commission report

Renew Insurance

Landscaper contract due May 1

Pot Luck date

Date of next Board Meeting.

Silver Springs Garden Homes
Homeowner's Association
Board Meeting – Mar 15, 2017

The meeting was called to order by Steve Adelsman at 1:00 pm. In attendance were Steve Adelsman, Bev Sass, Tammy Spetz, Len Serdar, Russ Haslow, Carol Rada and homeowners Loma Jenkins, Larry Eurkaitis, Shirley Emshwiller and Chuck Adelsman.

The minutes from the Feb 6 Board Meeting were reviewed and the motion was made to approve. Then seconded and approved.

At the Annual Meeting Steve and Russ will do the road report jointly. Loma and Shirley will count the votes. Bev will update the operations manual to specify using two envelopes for the secret ballots with second one unmarked with the ballot enclosed.

Financial Reports

The Treasurer report showed the following balances: Checking \$10,421.68 and Savings \$23,774.74 giving total assets of \$47,891.84. The checking account minus the 'paid ahead' dues gives an operating fund of \$28,012.

Bev will email Kim and check on the status of our income tax.

Steve would like three people plus himself on the 'reserve fund' allocation committee. Chuck agreed to help and Steve will ask Roy and Ron if they could.

Russ had two estimates on painting the outside wall. One from Ray Stueve and one from another. The third company said they were too busy to even do an estimate. Since we all liked the job that Ray Stueve did on the Central Park walls, the motion was made by Tammy to have them do the painting, Bev seconded and all approved. They will power wash the wall, fill the cracks, back roll and spray the paint. Bev will do a letter to the businesses along the alley letting them know it will be happening as soon as we know the week. The money will need to be transferred from the reserve account to checking to pay them.

Steve received a letter from another insurance company about providing insurance. Steve will get a quote from them for the next meeting.

We will renew the Landscaping contract for another year. Bev will print the contract for Russ to give them on Thursday for their review.

The landscaping water will be turned on the end of March. A note will be put in the meeting reminder.

The community pot luck will be Sunday April 30 from 5 to 7.

Silver Springs Garden Homes
Homeowner's Association
Board Meeting – Mar 15, 2017

Closed Session Minutes

The meeting was called to order by Steve Adelsman at noon before the general meeting in order to receive a phone call from VF-Law in Phoenix. In attendance were Steve Adelsman, Bev Sass and Russ Haslow. The attorney that we spoke with was Quinten Cupps.

We discussed the issue of the business being run at 647 with Quinton. These are the options he provided:

1. Do nothing.
2. Or the problem should not be ignored so action should be taken.
3. Write a letter stating that the activity should cease.
Letter was sent June 14, 2016.
4. Send another letter giving them the 'opportunity to be heard', that we have a witness to the violation and stating that fines will be charged if activity does not stop. If it does not stop in 10 days, impose a fine.
5. Have a lawyer send a letter. Quinton would charge \$250 to do the letter and \$265/hour for other services.
6. 'Self help' which would not apply in this case. 'Self help' is where the HOA has something fixed, like weed clearing, and then charges the homeowner.
7. Law suit. They could be ordered by the court and arrested.

Our options for enforcement are in Section 12.1 of CC&Rs. We cannot add the attorney fees for writing the letter to the fine per the CC&Rs but could charge other attorney fees if it goes to court.

At about 12:30 Tammy joined the meeting. She has a recent video of the activity and is willing to give her name as a witness.

The Board will be considering the options.

The letter to Lisa Powers (650) that Steve wrote in response to her letter, was reviewed. It was moved, seconded and approved to send the letter to her. Bev will print the letter on letterhead and attach a copy of the Parking Rule and send it to her. A copy of her letter and Steve's response will be sent to the owner Bob Dirocco.

The motion was made to approve the minutes from the Feb 6 'closed session' meeting, seconded and approved.

The meeting adjourned just before the general Board Meeting started at 1 pm.

Respectfully submitted,
Bev Sass,
Secretary, Silver Springs HOA
Mar 15, 2017

AGENDA
SSHOA Annual Meeting
March 18, 2017

Owner introductions

Approval of the 2016 Annual Meeting minutes

Review of the Financial Reports, Budget and Audit

- Committee needed to work on the reserve fund allocation

President's Comments

- Review of the Parking Rule

Architectural Committee Report

- Completed projects
- New projects

Old Business

- Road maintenance report

New Business

- Community Garage Sale, Friday, April 21 and Saturday, April 22
- Community Pot Luck, Sunday April 30

Election of new Board of Directors Member

Adjournment

4/17/17 Board Meeting
Agenda

Approval of the March 15 Board Meeting and ~~Annual Meeting~~ minutes

Treasurer's Report and Financials

Financial Report for March.

Money has been transferred from the Reserve Fund to the Operating Fund
to pay for the wall painting.

Income tax forms have been sent.

Reserve fund allocation.

Arch Com Projects

Outside Wall maintenance.

Status of other projects.

New projects.

Old Business:

Title transfer from developer for common areas. Waiting for Title Company
to complete.

New Business:

AZ Corporation Commission report completed.

HOA's 20th anniversary is April 23. Change Pot Luck to Anniversary Party?

Insurance has been renewed with State Farm.

The Landscaper contract has been approved and signed.

Date of next Board Meeting.

Silver Springs Garden Homes
Homeowner's Association
Board Meeting – Apr 17, 2017

The meeting was called to order by Steve Adelsman at 1:00 pm. In attendance were Steve Adelsman, Bev Sass, Tammy Spetz, Russ Haslow, Carol Rada, Bill Emshwiller, Roy Manns and homeowners Loma Jenkins, Shirley Emshwiller, Evelyn Jacobson and Bev Malizia.

The minutes from the Mar 15 Board Meeting were reviewed and the motion was made to approve. Then seconded and approved.

Bev Malizia will organize a meeting to work on the Reserve Fund Allocation. Bev Sass will email the contact info for the member who volunteered to help.

Financial Reports

The Treasurer report showed the following balances: Checking \$8,760.22 and Savings \$24,525.36 giving total assets of \$48,292.98. The checking account minus the 'paid ahead' dues gives an operating fund of \$3,135.22

Bev has transferred funds from the reserve fund to the operating fund to cover the payment of the wall painting. Two checks were written to Wayne's Painting and given to Russ to give to the painters along with the W-9 form to be returned.

Architectural Committee Report

The wall painting will be done tonight. Bill wants the leftover paint to be given to us. Russ is considering painting the wall along 6th street with the help of some of the other owners.

Russ is going to check with the City about clearing the brush along the northside alley outside of the wall.

Most of the side fences have been painted. The owners of the ones that are left to be painted will be contacted individually.

The Reserve Fund Allocation will be reported on the next meeting after the committee meets. The Title Company is still working on having the title to the roads redone and it may take some time. We will receive information from the County when it's done.

Steve reviewed the parking rule and that we still need to meet with Nicole (648) when we hear what times are good for her.

Some reported that kids in the neighborhood are racing around on scooters and we are concerned they will be accidentally hit by cars, etc. Steve encouraged everyone to speak to them about being careful.

**6/5/17 Board Meeting
Agenda**

Approval of the last Board meeting minutes

Do we need to do a Wash Inspection this year?

Treasurer's Report and Financials

Financial Report for May.

Treasurer's Report by Chrystie.

Report from the Reserve Allocation Committee.

Arch Com Projects

Status of old projects.

New projects.

Old Business:

Backflow testing is done, 'passed' and paid.

Title transfer from developer for common areas. Waiting for Title Company to complete.

New Business:

Date of next Board Meeting.

**Silver Springs Garden Homes
Homeowner's Association
Board Meeting – Jun 5, 2017**

Closed Session Minutes

A very short meeting was held after the Board Meeting with Steve Adelsman, Tammy Spetz and Bev Sass.

Business at 647 – Bill Emishwiller had sent a picture of the inside of their garage but if there is no activity, there is no evidence of a business. All agreed that the activity there is much less. But we will continue to monitor it.

Parking Violation at 650 – The renter, Lisa Powers, has moved out. Lisa still owes \$40 and we will leave that outstanding and see if we get a check. If we don't, at some time we will write that off.

Parking on the gravel at 630 - None of us have witnessed any parking on the gravel lately.

Respectfully submitted,
Bev Sass,
Secretary, Silver Springs HOA
Jun 5, 2017

Silver Springs Garden Homes
Homeowner's Association
Board Meeting – Jun 5, 2017

The meeting was called to order by Steve Adelsman at 1:06 pm. In attendance were Steve Adelsman, Bev Sass, Tammy Spetz, Russ Haslow, Len Serdar, Carol Rada, Bill Emshwiller and homeowners Shirley Emshwiller, Nicole Brigham, Bev Thielke and Bev Malizia.

The minutes from the April 17 Board Meeting were reviewed and the motion was made by Russ to approve. Then seconded by Tammy and approved.

It was agreed that we should do a Wash Inspection this year. Bev Sass will call Tom Pender to schedule it.

Financial Reports

The Treasurer report showed the following balances: Checking \$7,280.43, Savings \$13,099.12 and Wash CD \$15,012.42 giving total assets of \$35,391.97. The checking account minus the 'paid ahead' dues gives an operating fund of \$3,005.43.

It was agreed that Chrystie at the accounting firm could do the final Treasurer's Report so it doesn't have to be revised by us. On the condition, they don't charge extra for that.

Reserve Allocation Committee

The committee met for the first time recently. They will be developing a ten-year plan for future maintenance of the roads, irrigation and walls.

The idea of making the road a fire lane was discussed but had too many problems with it to be accepted.

Russ will give Steve the name of the company that did the last road work before he leaves for the summer.

Architectural Committee Report

There are no current projects happening at this time. The wall along 6th Street will be addressed in the fall.

Tammy will talk to the fire department about the brush in the Wash on the south side.

The house at 633 still needs the fencing painted. Bev will email the owners about getting that done.

The landscape watering has been changed to water Thursday and Sunday. Bev will add that to the next meeting notice.

The Title Company is still working on having the title to the roads redone and it may take some time. We will check our valuation statements for the name change.

Nicole Brigham (648) attended the meeting to discuss the parking issued at her house.

8/8/17 Board Meeting
Agenda

Approval of the last Board meeting minutes

Treasurer's Report and Financials

Financial Report for July.

New manager at Sterling Accounting – Chapin Fisher

Should I transfer money for the Wash Inspection?

Report from the Reserve Allocation Committee.

Arch Com Projects

Email to 633 about painting the fence needs to be done.

New projects

Street Light Replacement

Yellow house at 622

Old Business:

Wash Inspection done and reported to the City.

Title transfer from developer for common areas has been done.

New Business:

Talking to solicitors

Date of next Board Meeting.

Silver Springs Garden Homes
Homeowner's Association
Board Meeting – Aug 8, 2017

The meeting was called to order by Steve Adelsman at 1:00 pm. In attendance were Steve Adelsman, Bev Sass, Tammy Spetz, Carol Rada, Roy Manns and homeowners Pat Eirkaitis, Ron Baird, Bev Thielke and Bev Malizia.

The minutes from the June 5 Board Meeting were reviewed and the motion was made by Bev to approve. Then seconded by Steve and approved.

Financial Reports

The Treasurer report showed the following balances: Checking \$7,230.21, Savings \$14,599.82 and Wash CD \$15,017.44 giving total assets of \$36,847.47. The checking account minus the 'paid ahead' dues gives an operating fund of \$4,230.21.

The new manager at Sterling Accounting is Chapin Fisher. According to Chrystie, our bookkeeper, the Cottonwood office separated from the Sedona office January 1. The Sedona office merger does not affect us. We will have Chapin come early to the audit to meet him then.

There is no need to transfer money for the Wash Inspection because it was budgeted at the first of the year.

Reserve Allocation Committee

The Committee, Steve, Roy Manns, Bev Malizia and Ron Baird, met and are working on getting estimates on road maintenance both for the asphalt road and for replacing it with concrete. Bev Malizia will check if there is a coating that should be put on the concrete. They are going to talk with Morgan Scott at the City again about taking over the road maintenance. They spoke with Country Bank about doing a loan for road replacement which the Bank would do. We may need to do crack filling and sealing this winter. The other big maintenance items they are discussing are wall maintenance, the irrigation the system which will be repaired as needed for now and the lighting. They have an estimate from Pur Solar for replacing all the street lights with LEDs. It was quoted \$1060 (265 X 4) but that was corrected by Steve after the meeting to \$1325 (265 X 5). Pur Solar offered to replace the one street light by Steve's house so we could check the brightness. We agreed that we would like to do that before doing all the lights. There may be a rebate that Pur Solar would have to apply for. Steve would like to email the Board and Arch Com to get their input.

Architectural Committee Report

Bev will send the email to the owners of 633 about painting their side fence.

The Arch Com is also working on an approved plant list.

9/25/17 Board Meeting
Agenda

Approval of the last Board meeting minutes

Treasurer's Report and Financials for August.

Report from the Reserve Allocation Committee.

Arch Com Projects

Fence painting at 633 has been done.

New projects

Street Light Replacement

Approved Plant list for 604 and HOA

Dunn-Edwards 'Color-Ark Pro' setup

Old Business:

Yellow house at 622 has until Oct 17 to repaint.

Tax bills received with HOA name and will be paid in Oct, total \$52.32.

New Resident Summary and Annual Email Reminder

New Business:

Next Community Sale – Friday, Oct 27 and Saturday, Oct 28?

Date of Fall Pot Luck

Date of Annual Meeting in February

Date of next Board Meeting

Silver Springs Garden Homes
Homeowner's Association
Board Meeting – Sep 25, 2017

The meeting was called to order by Steve Adelsman at 1:37 pm. In attendance were Steve Adelsman, Bev Sass, Tammy Spetz, Russ Haslow, Roy Manns, Bill Emshwiller and homeowners Shirley Emshwiller, Bud and Loma Jenkins, Bev Thielke, Len Serdar and Bev Malizia.

The minutes from the August 8 Board Meeting were reviewed. and the motion was made by Tammy to approve with minor changes made. Then seconded by Russ.

Financial Reports -

The Treasurer report showed the following balances: Checking \$6,323, Savings \$15,350 and Wash CD \$15,019 giving total assets of \$36,693. The checking account minus the 'paid ahead' dues gives an operating fund of \$3,923.

Reserve Allocation Committee -

Committee members Steve and Ron Baird met with Morgan Scott and the city engineer to talk about making the road a city maintained road. Steve will report of that meeting at our next Board Meeting. If we are considering storage sheds on our northeast corner land, we need to talk to zoning.

Architectural Committee Report -

LED Street Lights - The light by Steve's house was replaced with a lesser bright light and the one by Tammy's house was replaced with the brightest. All of the Board agreed that we liked the lesser bright light by Steve's house. Steve will contact PUR-Solar and have the lights replaced.

The Arch Com will be meeting this Thursday to talk about the 'approved plant list', replacement plants that have been requested and the approved house colors.

Old Business –

The tax bills were received with the correct name.

The New Resident Summary sheet was reviewed and some changes made. Bev will make the changes and send it to the Board and Arch Com for their approval. It will be given to new residents and sent with the notice of the Annual Meeting.

New Business –

The Fall Community Sale will be Friday, Oct 27 and Saturday, Oct 28. Times to be determined after Evelyn returns Oct 7.

The Annual Meeting will be Saturday, March 24 at 3 pm.

Silver Springs Garden Homes
Homeowner's Association
Board Meeting – Sep 25, 2017

Closed Session Minutes

A very short meeting was held after the Board Meeting with Steve Adelsman, Tammy Spetz, Russ Haslow and Bev Sass.

The certified letter sent to Raylene Taylor, owner of 620, was received but nothing has been received back. We need to contact a lawyer to be sure we are doing the right thing. Bev will email the name of the lawyer we spoke to in Phoenix and he will talk to him about fees, etc. And then send the letter to him and go from there.

Also discussed was the actions of the owner of 601 working on the next property. Don't know what to do there.

The Closed Session adjourned at about 3:50 pm.

Respectfully submitted,
Bev Sass,
Secretary, Silver Springs HOA
Sep 25, 2017

10/23/17 Board Meeting
Agenda

Approval of the last Board meeting minutes

Treasurer's Report and Financials for September.

What account for lighting invoice?

Funds were transferred from Savings to Checking to pay invoice.

Report from the Reserve Allocation Committee.

Arch Com Projects

New bulbs in the street Lights have been replaced.

New projects

Approved Plant list for 604 and HOA

Dunn-Edwards 'Color-Ark Pro' setup

Old Business:

New Resident Summary and Annual Email Reminder

New Business:

Date of next Board Meeting

Silver Springs Garden Homes
Homeowner's Association
Board Meeting – Oct 23, 2017

The meeting was called to order by Steve Adelsman at 1:02 pm. In attendance were Steve Adelsman, Bev Sass, Tammy Spetz, Roy Manns, Carol Rada and homeowners Bud and Loma Jenkins, Evelyn Jacobson, Lougene and Ron Baird and Chuck Adelsman.

The minutes from the September 25 Board Meeting were reviewed, and the motion was made by Bev to approve, then seconded by Tammy.

Financial Reports -

The Treasurer report showed the following balances: Checking \$5,623.71, Savings \$16,100.59 and Wash CD \$15,022.54 giving total assets of \$36,746.84. The operating fund has \$3,823.71.

The amount to pay the Pur-Solar invoice for the new lights was transferred from savings to checking. The amount is posted to account #5035 and the name of the account will be changed to 'General Maintenance & Supplies'.

Reserve Allocation Committee -

Committee members Steve and Ron Baird met with Morgan Scott and the city engineer to talk about making the road a city road on Aug 12, 2017. Ron reported that there is no way that the City will take over the road because it's too narrow and no sidewalks. Silver Springs Wash was also discussed. It is our responsibility to clear the Wash of brush at least our half. The Arch Com will work on a way to get it cleared.

The issue of the 89A bridge channels being filled up is the responsibility of ADOT. Bev will email the contact at ADOT for an update.

Architectural Committee Report -

LED Street Lights are replaced. Roy Manns will follow up on if we have any incentives coming from APS.

The Arch Com is working on an 'approved plant list'.

Any approval forms need to be approved and signed by all the Arch Com members.

Roy will get the current Dunn-Edwards paint chips for our paint colors as close as possible. We will then add them to the Dunn-Edwards website and have them available for anyone that wants to paint their house.

11/28/17 Board Meeting
Agenda

Meet with our Community Resource Officer.

Approval of the last Board meeting minutes

Treasurer's Report and Financials for October.
Develop 2018 Budget.

Report from the Reserve Allocation Committee.

Arch Com Projects

No incentives from APS for switching to LEDs.

Review APS bill for October 2017 and 2016.

New projects

Approved Plant list for 604 and HOA was completed and sent to 604.

Dunn-Edwards 'Color-Ark Pro' setup not completed.

Old Business:

New Resident Summary and Annual Email Reminder approval.

New Business:

Renew agreement with Taylor Waste.

Resident Email List and how to do it?

Date of next Board Meeting.

Silver Springs Garden Homes
Homeowner's Association
Board Meeting – Nov 28, 2017

The meeting was called to order by Steve Adelsman at 1:02 pm. In attendance were Steve Adelsman, Bev Sass, Tammy Spetz, Russ Haslow, Roy Manns, Carol Rada and homeowners Bud and Loma Jenkins, Evelyn Jacobson, Lougene and Ron Baird, Bev Malizia, Jeanne Newton and Stephanie.

Officer Watson was to speak to us as our Community Resource Officer but could not make it.

The minutes from the October 23 Board Meeting were reviewed, and the motion was made by Tammy to approve with one sentence changed and seconded by Steve.

Financial Reports -

The Treasurer report showed the following balances: Checking \$5,114.74, Savings \$15,526.00 and Wash CD \$15,025.01 giving total assets of \$35,665.75. The operating fund has \$3,764.74.

The question was asked if we should be charging a title transfer fee when someone buys a home. Tammy will consult some realtors and report on it at the next meeting.

Should we have the Landscapers set the contract fee or should we make an offer? We decided we should get three bids each year and pick the Landscapers from one of those.

The Board went through the Budget and developed a new Budget for 2018.

Reserve Allocation Committee -

Steve has the names of several contractors that do road work and will contact them for more information.

Architectural Committee Report -

Roy Manns checked on incentives for replacing our street lights with LEDs. There are no incentives available.

Roy and Bev talked to APS about the electric bill for November since it was not much lower. There were savings but also a rate increase so the bill did not change much. Roy asked APS about the fact that we lease the street lights and they maintain them. Should we have to pay to have the light bulbs replaced? Bev will receive a call back from APS with the answer.

The 'approved plant list' was completed and sent to the owner of 604.

The house colors were reviewed. Dunn Edwards color DEW310 – Alabaster and DE6092 – Ancient Scroll were approved for the siding colors. All of the trim color samples were approved.

12/18/17 Board Meeting
Agenda

Meet with our Community Resource Officer.

Approval of the last Board meeting minutes

Treasurer's Report and Financials for November.

Report from the Reserve Allocation Committee.

Arch Com Projects

Report on the conversation with APS about the street lights. Call was not returned.

New projects

Completed house color project.

Dunn-Edwards 'Color-Ark Pro' setup not completed.

City turned-off water as of 12/15/17, it will cost \$47.50 to have it turned back on in February.

Old Business:

Taylor Waste renewed our agreement for 2018.

Title Transfer fee report from Tammy.

New Business:

New Year's email OK?

Vice President election.

Schedule Audit.

How to do secret Ballot at Annual Mtg?

Date of next Board Meeting.

Silver Springs Garden Homes
Homeowner's Association
Board Meeting – Dec 18, 2017

The meeting was called to order by Steve Adelsman at 1:00 pm. In attendance were Steve Adelsman, Bev Sass, Tammy Spetz, Russ Haslow, Roy Manns, and homeowners Evelyn Jacobson, Bev Malizia and Bev Thielke.

Roy Manns call the City about having our Community Resource Officer come to speak but Roy's call was not returned.

The minutes from the November 28 Board Meeting were reviewed, and the motion was made by Russ to approve and seconded by Tammy.

Financial Reports -

The Treasurer report showed the following balances: Checking \$4,805, Savings \$16,276 and Wash CD \$15,027 giving total assets of \$36,109. The operating fund has \$4,130.

A renewal notice was received for the Wash CD due to renew Jan 9, 2018. Roy offered to look into getting a better rate at another institution.

The question was asked at the last meeting if we should be charging a title transfer fee when someone buys a home. Tammy did some research and found that in Arizona you can no longer charge a transfer fee. But you can charge for requested paper work up to \$400 and charge a 'rush' fee of \$100. Tammy will talk with some title companies and get that clarified.

Reserve Allocation Committee -

Bev Malizia has made some calls on road work estimates but has not heard back.

Architectural Committee Report -

Roy and Bev talked to APS about the electric bill for November since it was not much lower. Roy asked APS about the fact that we lease the street lights and they maintain them. Should we have to pay to have the light bulbs replaced? Bev has not received a call back from APS. Roy and Bev will call again before the next meeting.

A new information sheet was created with the approved house colors but the Dunn-Edwards Color-Ark Pro website was not updated. Bev will call their customer support and ask how to do it.

Russ explained that we shut off the water with the City this year in an effort to save some money. Bev will add a line to the year-end email to pass on the information.

AGENDA
SSHOA Annual Meeting
March 18, 2017

Owner introductions

Approval of the 2016 Annual Meeting minutes

Review of the Financial Reports, Budget and Audit

- **Committee needed to work on the reserve fund allocation**

President's Comments

- **Review of the Parking Rule**

Architectural Committee Report

- **Completed projects**
- **New projects**

Old Business

- **Road maintenance report**

New Business

- **Community Garage Sale, Friday, April 21 and Saturday, April 22**
- **Community Pot Luck, Sunday April 30**

Election of new Board of Directors Member

Adjournment

SILVER SPRINGS GARDEN HOMES
HOME OWNERS ASSOCIATION ANNUAL MEETING MINUTES
Annual Meeting February 20, 2016

PLEASE NOTE: DRAFT COPY SUBJECT TO APPROVAL AT THE NEXT ANNUAL MEETING

The annual meeting was called to order by President Steve Adelsman at 2:04 pm. The meeting had a quorum with 17 homeowners in attendance and 3 proxies.

Everyone introduced themselves with their house number and length of ownership.

Last year's annual meeting minutes were read. The motion was made to approve the minutes as read, it was seconded and all voted to approve.

Financial Reports: The reports were reviewed. Steve explained the new invoice date change since it distorts the financial reports. The Wash Reserve requirement was briefly explained for the new owners.

Susan Grace (640) asked if anyone else received a notice about being in the flood plain. Her research confirmed that she is not and others can talk to her about the issue after the meeting.

Budget: The Budget was explained and no questions were asked.

Audit: The audit was conducted by Phil Terbell a long-time friend of the HOA with audit experience who does it as a courtesy. Those that participated were Kim Molton from the CPA firm, Steve Adelsman, Len Serdar, Bev Sass, Carol Rada and Chuck Adelsman. The audit went smoothly.

President's Comments: Steve Adelsman is working on a 'Road Reserve' account projection to insure we have the funds for replacing the road. The Board has not found a simple and enforceable parking rule for visitors. Any suggestions are welcome. Several owners did think the parking situation has improved.

Chuck Adelsman (632) would like to see a paragraph added to the new owner Welcome letter and Renters Guideline explaining that we own the road and we are entirely responsible for maintaining it. And, to protect the irrigation line along the road, there is no parking on the gravel.

Architectural Committee Report from Russ Haslow:

- The wall repair on 6th steet will be completed soon.
- There is one more tree that may need to be removed but that's all.
- The irrigation system is ok for now but is aging.
- Exterior wall maintenance is need on the walls on the north, east and south sides.
- Gravel is coming is coming next week and the landscapers will be filling in where needed. No one should be taking gravel and using it in their backyards.

1:18 PM

01/05/17

Accrual Basis

Silver Springs Garden Homes HOA
Balance Sheet Prev Year Comparison
As of December 31, 2016

	<u>Dec 31, 16</u>	<u>Dec 31, 15</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
1010 · Country Bank Checking #4147	2,878.20	8,082.17	-5,203.97
1081 · ResvAcct-Savings C B #3019	22,245.33	15,430.54	6,814.79
1307 · CB Wash CD Due 01-09-2016 .20%	15,027.56	15,027.48	0.08
Total Checking/Savings	<u>40,151.09</u>	<u>38,540.19</u>	<u>1,610.90</u>
Accounts Receivable			
1200 · Home Owners Fees Receivable	0.00	100.00	-100.00
Total Accounts Receivable	<u>0.00</u>	<u>100.00</u>	<u>-100.00</u>
Total Current Assets	<u>40,151.09</u>	<u>38,640.19</u>	<u>1,510.90</u>
TOTAL ASSETS	<u><u>40,151.09</u></u>	<u><u>38,640.19</u></u>	<u><u>1,510.90</u></u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
2001 · Deferred Repair Proceeds	0.00	4,000.00	-4,000.00
Total Other Current Liabilities	<u>0.00</u>	<u>4,000.00</u>	<u>-4,000.00</u>
Total Current Liabilities	<u>0.00</u>	<u>4,000.00</u>	<u>-4,000.00</u>
Long Term Liabilities			
2500 · Wash Loss Contingency	15,000.00	15,000.00	0.00
Total Long Term Liabilities	<u>15,000.00</u>	<u>15,000.00</u>	<u>0.00</u>
Total Liabilities	<u>15,000.00</u>	<u>19,000.00</u>	<u>-4,000.00</u>
Equity			
3000 · Opening Bal Equity	8,577.97	8,577.97	0.00
3900 · Retained Earnings	11,062.22	13,515.88	-2,453.66
Net Income	5,510.90	-2,453.66	7,964.56
Total Equity	<u>25,151.09</u>	<u>19,640.19</u>	<u>5,510.90</u>
TOTAL LIABILITIES & EQUITY	<u><u>40,151.09</u></u>	<u><u>38,640.19</u></u>	<u><u>1,510.90</u></u>

This & Last Year's Water Usage and Costs

Date	Gallons	Cost		Date	Gallons	Cost	Change in Gallons used
1/1/2016	110	\$ 48.76		1/1/2015	-	\$ 46.33	110
2/1/2016	120	\$ 48.76		2/1/2015	-	\$ 46.33	120
3/1/2016	15,710	\$ 125.11		3/1/2015	-	\$ 48.76	15,710
4/1/2016	1,650	\$ 53.06		4/1/2015	16,620	\$ 132.06	(14,970)
5/1/2016	44,320	\$ 389.82		5/1/2015	28,540	\$ 242.06	15,780
6/1/2016	26,110	\$ 221.78		6/1/2015	33,820	\$ 290.78	(7,710)
7/1/2016	33,540	\$ 290.34		7/1/2015	42,680	\$ 372.53	(9,140)
8/1/2016	36,140	\$ 314.31		8/1/2015	29,220	\$ 248.32	6,920
9/1/2016	7,300	\$ 74.58		9/1/2015	36,710	\$ 317.45	(29,410)
10/1/2016	150	\$ 50.92		10/1/2015	33,640	\$ 289.12	(33,490)
11/1/2016	10,310	\$ 88.86		11/1/2015	19,910	\$ 162.42	(9,600)
12/1/2016	2,420	\$ 55.61		12/1/2015	30	\$ 48.76	2,390
Total	177,880	1,761.91		Total	241,170	2,244.92	(63,290)

--- Please bring this copy of the budget with you to the meeting ---

SSHOA Budget	2017		Monthly	Annual
<u>INCOME</u>				
	4000	HOA Dues	3375.00	40500.00
	4025	Interest: Reserve Maint. CD		
	4030	Interest: Wash CD		
	4052	Interest: Reserve Savings		
	4055	Interest on Late Payments		
	4080	Misc. Income		
TOTAL INCOME			3375.00	40500.00
<u>EXPENSES</u>				
Routine Maintenance	5000			
	5030	Landscaper	1900.00	22800.00
	5035	Landscaping Maint & Supplies	100.00	1200.00
	5025	Tree Removal		
	5040	Wall Repair	20.00	240.00
Mailing/Office/Fees	6000			
	6300	Office Supplies & Expenses	25.00	300.00
	6350	Bank/ACH Fees	30.00	360.00
Professional Fees	6500			
	6550	Bookkeeper	150.00	1800.00
	6575	Annual Reports & Tax Prep	30.42	365.00
	6576	Audit	20.00	240.00
	6670	Wash Inspection	20.00	240.00
	6551	Backflow Testing	5.00	60.00
Taxes, Insurance & Fees	6501			
	6560	Record Filing	1.00	12.00
	6580	Corporation Filing Fees	0.83	10.00
	6585	State Income Tax	4.17	50.00
	6590	Liability Insurance	45.00	540.00
	6650	RE Tax - Common Areas	5.00	60.00
	6655	Federal Income Tax	10.00	120.00
Utilities	6700			
	6725	Electricity	95.00	1140.00
	6750	Water	150.00	1800.00
Reserve Set-aside	6999		750.00	9000.00
TOTAL EXPENSES			3361.42	40337.00
<u>NET INCOME/LOSS</u>			13.58	163.00
Reserve Maintenance	5200			
	5230	Road		
	5240	Walls		
	5210	Irrigation System		
	5220	Common Areas (Long Term)		

2017 MEMBER SIGN-IN

House	Last Name	First Name	Absent	Attend	Signature
600	BARIBEAU	LEROY & PADDY	X		
601	VEENIS	DAWNE			
602	BEDDALL	KAY		X	<i>Kay Beddall</i>
603	HARWELL	MARGE		X	<i>Marge Harwell</i>
604	PENNINGTON	KRISTY			
606	CROWTHER	TIM & JESSIE			
608	HASLOW	RUSS & JUDY	X		
609	RADA	CAROL	X		
610	VIOTTI	NELLO DINO	X		
611	AVE	ED & LU SENGER			
612	MALIZIA	STEVE & BEVERLY	X		<i>Beverly Malizia</i>
613	TIGARD	KEN & DIANNE		X	<i>Dianne Tigard</i>
614	YORK	JUDY	X		
615	MANZELLA	GERI			
616	VINCI	PAUL & DONNA LINNEN			
617	SASS	BEVERLY		X	<i>Beverly Sass</i>
618	SERDAR	LEN & JULIE		X	<i>Julie Serdar</i>
620	TAYLOR	RAYLENE			
621	HAGBERG	CAROL			
622	BROWN	MAX & SUSAN	X		
624	EGGERS	VINCENT			
626	VAN WINKLE	PAM			
628	LERUM	BRUCE & TERRIE			
629	NORMAN	CYNTHIA			
630	CHIN	SUSAN			
631	BAIRD	RON & LOUGENE		X	<i>Ron Baird</i>
632	ADELSMAN	CHARLES	X	X	<i>Charles Adelman</i>
633	STEGMILLER	LAWRENCE & LORIS			
634	ADELSMAN	STEPHEN & MARTA		X	<i>Adelman</i>
635	JACOBSON	EVELYN	X	X	<i>Jacobson</i>
636	THIELKE	ALDON & BEVERLY	X		
637	MANNS	ROY	X		
638	PAULSON	STEPHEN & RUTH	X		
639	JENKINS	BUD & LOMA	X	X	<i>Loma Jenkins & Bud</i>
640	GRACE	SUSAN & DANIEL THARP	X		
642	MESTAS	VICTORIA	X		
643	PRESTON	ED	X		
644	EURKAITIS	LARRY & PAT	X		
646	SPETZ	TAMMY	X		
647	BURRIS	LISA	X		
648	BRIGHAM	NICOLE & KRISTOPHER			
650	DIROCCO	ROBERT			
651	BILLS	LOREN & LYNNE			
652	EMSHWILLER	WILLIAM & SHIRLEY	X		<i>Bill & Shirley Emshwiler</i>
654	ALLEN	FAY & RENNIE	X		

AGENDA
SSHOA Annual Meeting
March 18, 2017

Owner introductions

Approval of the 2016 Annual Meeting minutes

Review of the Financial Reports, Budget and Audit

- Committee needed to work on the reserve fund allocation

President's Comments

- Review of the Parking Rule

Architectural Committee Report

- Completed projects
- New projects

Old Business

- Road maintenance report

New Business

- Community Garage Sale, Friday, April 21 and Saturday, April 22
- Community Pot Luck, Sunday April 30

Election of new Board of Directors Member

Adjournment

SILVER SPRINGS GARDEN HOMES
HOME OWNERS ASSOCIATION ANNUAL MEETING NOTICE
Feb 20, 2017

Home Owners
Silver Springs Garden Homes
Cottonwood, AZ 86326

Subject: 2017 Annual Meeting

Dear Members,

Silver Springs Garden Homes Homeowners Association is holding its Annual Members Meeting on Saturday, March 18, 2017 at 2:00 pm in our Central Park. Please bring a chair and your own beverage.

In 2016 Revised Statute 33-1812 requires that anyone not able to attend must vote via absentee ballot and not by proxy as in the past. And our CC&R's require that the voting be done by secret ballot. If you are attending the meeting, please bring your ballot in the envelope provided with your house number, name printed and signature to the meeting. If you are unable to attend, please return your ballot and completed envelope to 617 Silver Springs Circle by March 10.

We will be holding an election for the President position at the meeting. Nominations can no longer be accepted from the floor at the meeting but you may enter a 'write in' candidate. Since no one else has offered to be a candidate for President, Steve has graciously agreed to serve once again if elected.

Again, if you cannot attend the meeting it is critical that absentee ballots be returned so that we may have a quorum and conduct the necessary business of the Association.

We have included a copy of the Budget so you may review it in advance. We will distribute an Agenda, Profit and Loss Statements and Balance Sheets at the meeting. Please be prompt, we have a lot of information to share and business to conduct.

Thank you,

SSHOA Board of Directors
Steve Adelsman, President '17
Tammy Spetz, Vice President '18
Bev Sass, Secretary '19