

**Silver Springs Garden Home  
Homeowners Association Inc.  
Board Meeting Minutes  
December 15, 2022, 1:00 PM**

**Call to order:** 1:00 PM

**Board Members & Officers in Attendance:**

Ron Baird, President  
George Rekow, Vice-President  
Julie Rickert, Secretary  
Roy Manns, Treasurer

**Others:** 9 Association members

**President's Report:**

1. Our corporate filing with the State of Arizona is updated.
2. Ron met with Rudy Gonzales about the Silver Springs wash, they inspected the culverts and identified large rocks. The City will keep an eye on it and engage with ADOT about cleaning it again.
3. 603 was sold, 640 was sold, 646 is back on the market.

**Treasurer's Report:**

1. Roy announced we have a new accountant.
2. All residents are current on their regular HOA assessments.
3. Updated our investments in Edward Jones, courtesy of Ron for a higher CD rate.
4. Roy gave an update on current bank statement/s - amounts.
5. HOA Annual regular assessments are due by the end of January 2023.

**Architectural Committee Report:**

1. Russ reported that the deodar cedar in the Park was topped off to remove dead limbs.
2. We will need to have the road resurfaced or resealed. Russ will check into it.

**New Business:**

1. Discussion regarding the outside wall around Silver Springs Circle and the wall around Central Park, both of which are called exterior walls and are owned by the Association. Some people have put attachments on it, which can cause damage.
2. George asked if the Association is responsible for damage if a homeowner attached something that would cause damage. Should the homeowner be responsible for damage or liability?
3. Canine excrement problem in Park. One or a few dog owners do not clean up after their dog. Neither the Association nor the landscaper are responsible for the clean-up. A Committee was created to address the problem and come back with a solution. Russ will chair the Committee that includes Cyndi, John, and Kym.

**Adjournment:**

At 1:52 PM, Roy made a motion for adjournment, George seconded the motion. The motion was passed unanimously.

**Silver Springs Garden Home  
Homeowners Association Inc.  
Board Meeting Minutes  
September 17, 2022, 9:00 AM**

**Call to order: 9:00 AM**

**Board Members in Attendance:**

Ron Baird, President  
George Rekow, Vice-President  
Julie Rickert, Secretary  
Roy Manns, Treasurer  
Russ Haslow, Architectural Committee  
10 Association members

**Others:**

**President's Report:**

1. Announcement of Julie Rickert as new Secretary
2. Announcement of new landscaper, that will save us \$4,000 for the rest of 2022.
3. Wash Inspection-Ron is waiting for it to start. He will contact the inspector.
4. Assessment delinquency problem – if a property owner is not current, a 10% penalty plus compound interest of 12% will be assessed and sent certified mail. Ron suggested the fines should be applied every month until paid.
5. Sales that produce income- one house sold (640) but is back on the market. 603 is for sale. The Association gets \$670 per sale.

**Treasurer's Report:**

The Balance Sheet and the Profit & Loss Statement were distributed. Roy reported we have \$18,598 in the checking account, \$2,600 in the savings account.

**Architectural Committee Report:**

Russ reported again that we have a new landscaper, Scott. Scott put 18 tons of gravel down around the circle. We have him on a trial basis for 30 days, then can decide about hiring him permanently.

Trees- Roy reported that the trees were watered throughout the summer.

Irrigation- Russ mentioned a new timer will be installed.

**Old Business:**

Ron stated 2 bids have been received for work on the gazebo floor and 10' beyond.

**New Business:**

We have a garage sale September 30 & October 1.

Two Association rules were distributed to the group-Parking of Vehicles and Garage Sales.

Ron asked Julie Serdar to arrange a date for the Fall Potluck.

Ron stated we will replace the current bulletin box near the mail boxes with a new one.

**Adjournment:**

At 9:33 AM, George made a motion for adjournment, Ron seconded the motion. The motion was passed unanimously.

**Silver Springs Homeowners Association**  
**Annual Meeting Minutes**  
**June 4, 2022**

The meeting was called to order at 9:00 a.m. MST by the President.

Directors and officers present were Ron Baird, President, George Rekow, Vice-President, Julie Serdar, Secretary, and Roy Manns, Treasurer.

There were 12 homeowners in attendance.

**Secretary's Report:**

**Motion: Approve the Minutes of March 7, 2022. Motion to approve by Roy Manns. Seconded by George Rekow. Motion unanimously passed.**

**President's Report:**

Ron explained that Julie Serdar needed help with secretarial duties. Julie Rickert volunteered to be the "correspondence secretary".

Ron stated many realtors had inquired about houses in Silver Springs being saleable as "short-term rentals". He congratulated homeowners for passing the amendment to the CCRs prohibiting short-term rentals. The vote on that measure was 39 in favor of it and 4 opposed.

Both the wash inspection and backflow prevention inspection have been done with favorable results.

The disclosure fee of \$220 and the transfer fee of \$450 are generating funds for the HOA.

Mulcare needs to be contacted regarding inspecting the street for resealing as it is time to do this.

**Treasurer's Report:**

Roy presented the treasurer's report.

**Motion: Approve the Treasurer's Report as presented. Motion by Ron. Seconded by George. Motion unanimously passed.**

**Architectural Committee Report:**

Julie stated the rock wall at 631 had been rebuilt as it was continuously falling, and the oleanders removed at 618.

**Old Business:**

None.

**New Business:**

Park benches in Central Park to make it more useable.

**Motion: Pursue installing park benches in Central Park. Motion by Roy. Seconded by Julie. Motion unanimously passed.**

Proposal to increase the size of the gazebo concrete pad to make it more useable.

**Motion: Obtain bids to increase the size of the useable area of the gazebo. Motion by George. Seconded by Roy. Motion unanimously passed.**

Lougene Baird Mentioned that we needed an attendant to monitor the lending library.  
Carol Hagberg volunteered to handle this matter.

**Motion to adjourn. Motion by Roy. Seconded by George. Motion unanimously passed.**

**Meeting was adjourned by 10:10 a.m. MST.**

**Subject:** Board Meeting Minutes  
**Date:** 3/8/2022 10:04:46 AM US Mountain Standard Time  
**From:** lenserdar@aol.com  
**To:** ronbaird1942@outlook.com  
**Cc:** gcr11@q.com, lenserdar@aol.com, jccjmh45@gmail.com, rlmanns@hotmail.com

**SILVER SPRINGS GARDEN HOMES  
HOMEOWNERS ASSOCIATION INC.  
Board Meeting Minutes (draft )  
March 7, 2022 , 2:00 pm**

The meeting was called to order at 2:00 pm . The BOARD MEMBERS present were Ron Baird ( president ) , George Rekow ( vice president ) , Julie Serdar ( secretary ) , Roy Manns ( treasurer ) , Russ Haslow (architectural ). There were 12 members present.

**Secretary's Report :** Motion : Approve the minutes of November 13 , 2021  
Motion : to approve by Roy Manns. Seconded by George Rekow .  
Motion : Passed unanimously

**Treasurer's Report :** Roy Manns gave report , and explained that we have a new accountant and that only one person is delinquent on HOA annual dues .  
Motion : Approve treasurer's report as presented  
Motion : by George Rekow . Seconded by Russ .  
Motion : Passed unanimously

**Architectural Committee Report :** Russ explained that there would be an inspection of the road , landscapers would be working on the water system , and the trees in the central park were trimmed. It was suggested that we will need another load of gravel this spring.  
Motion : Approve architectural report  
Motion : by Julie and seconded by Roy  
Motion : Passed unanimously

**Old Business :** None

**New Business :** Request to hold semi-annual Garage Sale April 1-2  
Motion : To approve  
Motion : By Julie and seconded by Ron  
Motion : Passed unanimously  
Request to hold semi-annual Potluck on April 19th ( Tues.)

**Subject:** Board Meeting Minutes  
**Date:** 11/15/2021 3:43:06 PM US Mountain Standard Time  
**From:** lenserdar@aol.com  
**To:** ronbaird1942@outlook.com  
**Cc:** lenserdar@aol.com, jccjmh45@gmail.com, rlmanns@hotmail.com, sccarn@protonmail.com

**SILVER SPRINGS GARDEN HOMES  
HOMEOWNERS ASSOCIATION INC.  
Board Meeting Minutes (draft )  
November 13, 2021 , 1:00 pm**

The meeting was called to order at 1pm. Directors present were Ron Baird, Roy Manns, Tammy Spetz, Russ Haslow , and Julie Serdar. There was a quorum count of 22 members present.

**Secretary's Report :** Motion: Accept the secretary's minutes of August 6,2021  
Motion: by Russ Haslow. Seconded by Roy Manns  
Motion: passed unanimously

**Treasurer's Report :** Roy Manns gave report----as of September 30, 2021  
Motion : Accept the treasurer's report as presented  
Motion : by Julie Serdar. Seconded by Tammy Spetz  
Motion : passed unanimously

**Old Business :** No old business

**New Business :** A. Russ Haslow (chair of architectural committee ) reported on water reduction in usage this year and plans for a Fall tree trimming .

B. Ron Baird explained that the amendment to the CCR's failed to pass. There were 9 homeowners who did not vote. It was suggested that another mailing and attempt to acquire more votes take place.

Motion : To re-mail ballots for a better response  
Motion : by George Rekow , seconded by Tammy Spetz  
Motion : passed unanimously



C. Roy Manns discussed issues involving mail ; mail left on top

of boxes .

Ron Baird suggested calling the Postal Supervisor .

Motion to adjourn : Motion by Roy Manns . Seconded by

Adjournment :  
Tammy Spetz

Motion passed unanimously

Meeting adjourned at 2 p.m. with refreshments following.

Subject:

Date: 8/30/2021 12:46:04 PM US Mountain Standard Time

From: lenserdar@aol.com

To: lenserdar@aol.com, ronbaird1942@outlook.com, rlmanns@hotmail.com, jccjmh45@gmail.com, sccarm@protonmail.com

**SILVER SPRINGS GARDEN HOMES  
HOMEOWNERS ASSOCIATION INC.**

**Board Meeting Minutes ( draft )**

**August 6,2021, 4:00 p.m.**

Meeting called to order at 4pm . Directors present were Ron Baird , Roy Manns , Tammy Spetz , Russ Haslow and Julie Serdar . There was a quorum count of 14 members present .

**SECRETARY'S REPORT :** Minutes for December 2020 meeting tabled and will be approved by email.

**TREASURER'S REPORT:** Roy Manns gave report ---as of June 30, 2021. The association has two bank accounts located at Foothills Bank and certificates of deposit with Edward Jones & Co.

Motion: Accept the Treasurers report as presented.

Motion: by Ron Baird. Seconded by Tammy Spetz

Motion: passed

**NO OLD BUSINESS :**

**NEW BUSINESS :**

A) Barking dog problem: Ron Baird explained that he had spent hours speaking to the city, and ultimately the situation lies with the neighbors and the city.

B) Operation of commercial business : There was discussion of what had been talked about with the owner. There will be a review of the CCR's concerning this , and it was recommended to contact an attorney.

Motion : To hire attorney

Motion : by Judy Haslow seconded : Roy Manns

Motion : passed unanimously

C) Silver Springs Wash : Russ discussed his inspection and stated that the culverts were blocked . Ron Baird said that he would contact ADOT regarding the culverts being blocked .

D.) Secretarial assistance for Julie : There were no suggestions or volunteers to help.

**Subject:** RE: Executive Meeting July 21  
**Date:** 7/28/2021 7:21:45 AM US Mountain Standard Time  
**From:** ronbaird1942@outlook.com  
**To:** lenserdar@aol.com

NICE job!

BTW: that picture you sent had grapes in it, right? Come see our merlot – they are huge this year.

**From:** [lenserdar@aol.com](mailto:lenserdar@aol.com) <lenserdar@aol.com>  
**Sent:** Monday, July 26, 2021 1:14 PM  
**To:** lenserdar@aol.com; ronbaird1942@outlook.com; [rlmanns@hotmail.com](mailto:rlmanns@hotmail.com)  
**Subject:** Executive Meeting July 21

Discussed :

**Dogs :** Ron contacted police dept. and will speak to Christina Andrews re: number of complaints. Read CCR'S ----need to establish whether a) nuisance or b) unreasonable number of dogs . It was unanimous that Ron should contact a lawyer.

**Taxi :** Read CCR'S-----"No trade or business ". This could effect several residents. It was unanimous that Ron should contact a lawyer.

**Speeding :** Roy suggested " speed monitor " . Ron suggested " speed bump " Tammy suggested that "recent parking rules " be sent to all residents and placed on bulletin board.

Progress report on these issues will be discussed at Quarterly Board Meeting on Friday August 6th at 4pm.

Julie: My computer would not accept Russ's or Tammy's e-mail address ????

This computer sucks !!!!

**Agenda**  
**Silver Springs Garden Homes Homeowners Association**  
**Annual Meeting**  
**April 24, 2021 2:00 p.m.**

- I. Owner introductions
- II. Approval of the 2020 Annual Meeting Minutes and December 7, 2020 Board Meeting Minutes.

Motion: Approve the Minutes from the 2020 Annual Meeting.

Motion by \_\_\_\_\_ . Seconded by \_\_\_\_\_ .

Vote was \_\_\_\_\_ .

Motion: Approve the Minutes from the December 7, 2020 meeting.

Motion by \_\_\_\_\_ . Seconded by \_\_\_\_\_ .

Vote was \_\_\_\_\_ .

III. President's Comments –

- A. Secretary needed to finish Bev's term or the hiring of a secretarial service. Under Arizona corporate law, SSHOA STILL needs a Secretary, regardless of whether a secretarial service is employed to handle the function.
- B. Silver Springs Wash situation.
- C. Parking, dog, mail, and other problems.
- D. Review proposed 2021 budget.

IV. Audit Committee Report --

V. Completed 2020 projects –

- A. Purchased a CD with the Wash fund through Edward Jones to better grow the funds.
- B. A Reserve Account Analysis report was created.
- C. The monthly Broad Meetings were changed to quarterly, and the financial reports were changed to quarterly to support that.

VI. Architectural Committee Projects completed –

- A. A new two-year contact with Ricketts Bros Landscaping was completed after reviewing bids from other landscapers.
- B. Finished adding gravel along 6th street.
- C. Adding drip line to newly planted trees in Central Park.
- D. Continual yard and community maintenance was completed as needed.
- E. Replaced major irrigation control unit.

VII. Projects for 2021 –

- A. Review parking problems and proposed no parking zones. There is concern that when vehicles park right where the street curves, that emergency vehicles may be blocked from rounding the curve. We are going to mark these areas 'no parking' zones to keep the areas clear.
- B. The Fall Community Sale will be Friday, Oct 8 and Saturday, Oct 9.

- C. Do we want to have a Community Potluck?
- D. Upgrade gravel in front yards where needed.

**VIII. Election of Vice President and Treasurer.**

**IX. Old Business:**

None

**X. New Business:**

Such business as may be brought before the Board for consideration.

**XI. Adjournment.**

Motion to adjourn.

Motion by \_\_\_\_\_ . Seconded by \_\_\_\_\_ .

Vote was \_\_\_\_\_ .

**Silver Springs Garden Homes HOA**  
**Profit & Loss**  
 January through December 2021

	Jan - Dec 21
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
4000 · HOA Dues	54,400.00
4027 · Interest -Wash CD	1.43
4062 · Int Reserve Svgs	4.87
4065 · Interest on late payment	82.10
4080 · Misc Income	2,560.00
<b>Total Income</b>	57,048.10
<b>Gross Profit</b>	57,048.10
<b>Expense</b>	
5000 · Routine Maint.	
8026 · Tree Removal	400.00
5030 · Landscaper	24,000.00
5035 · General Maintenance & Supplies	1,139.83
5050 · Maint- Lots (45) & Park	34.59
<b>Total 5000 · Routine Maint.</b>	25,574.42
6000 · Mailing, Office & Fees	
6300 · Office Exp	400.84
6350 · Bank & ACH Fees	29.59
6000 · Mailing, Office & Fees - Other	71.12
<b>Total 6000 · Mailing, Office &amp; Fees</b>	501.55
6500 · Professional Fees	
6550 · Bookkeeper	1,650.00
6551 · Backflow Testing	65.00
6575 · Tax Prep	200.00
6670 · Wash Inspection	300.00
6500 · Professional Fees - Other	200.00
<b>Total 6500 · Professional Fees</b>	2,415.00
6501 · Taxes, Ins. & Fees	
6560 · Record Filing	32.00
6580 · Corp Filing	10.00
6585 · State Income Tax	50.00
6590 · Liability Insurance	1,988.00
6501 · Taxes, Ins. & Fees - Other	46.98
<b>Total 6501 · Taxes, Ins. &amp; Fees</b>	2,126.98
6700 · Utilities	
6725 · Electricity	886.27
6750 · Water	1,985.73
<b>Total 6700 · Utilities</b>	2,872.00
6999 · Reserve - Set Aside	1.43
<b>Total Expense</b>	33,491.38
<b>Net Ordinary Income</b>	23,556.72
<b>Net Income</b>	23,556.72

**Silver Springs Garden Homes HOA**  
**Profit & Loss**  
 October through December 2021

	Oct - Dec 21	Jan - Dec 21
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
4000 · HOA Dues	2,780.00	54,400.00
4027 · Interest -Wash CD	0.48	1.43
4052 · Int Reserve Svgs	1.76	4.57
4085 · Interest on late payment	0.00	82.10
4080 · Misc Income	1,460.00	2,560.00
<b>Total Income</b>	<b>4,242.24</b>	<b>57,048.10</b>
<b>Gross Profit</b>	<b>4,242.24</b>	<b>57,048.10</b>
<b>Expense</b>		
5000 · Routine Maint.		
5025 · Tree Removal	0.00	400.00
5030 · Landscaper	6,000.00	24,000.00
5035 · General Maintenance & Supplies	199.48	1,139.83
5050 · Maint- Lots (45) & Park	34.59	34.59
<b>Total 5000 · Routine Maint.</b>	<b>6,234.07</b>	<b>25,574.42</b>
6000 · Mailing, Office & Fees		
6300 · Office Exp	400.84	400.84
6360 · Bank & ACH Fees	0.00	29.59
6000 · Mailing, Office & Fees - Other	71.12	71.12
<b>Total 6000 · Mailing, Office &amp; Fees</b>	<b>471.96</b>	<b>501.55</b>
6500 · Professional Fees		
6550 · Bookkeeper	450.00	1,650.00
6551 · Backflow Testing	0.00	65.00
6575 · Tax Prep	0.00	200.00
6670 · Wash Inspection	0.00	300.00
6600 · Professional Fees - Other	0.00	200.00
<b>Total 6500 · Professional Fees</b>	<b>450.00</b>	<b>2,415.00</b>
6501 · Taxes, Ins. & Fees		
6560 · Record Filing	32.00	32.00
6580 · Corp Filing	0.00	10.00
6585 · State Income Tax	0.00	50.00
6590 · Liability Insurance	1,045.00	1,988.00
6501 · Taxes, Ins. & Fees - Other	46.98	46.98
<b>Total 6501 · Taxes, Ins. &amp; Fees</b>	<b>1,123.98</b>	<b>2,126.98</b>
6700 · Utilities		
6725 · Electricity	222.88	886.27
6760 · Water	309.34	1,985.73
<b>Total 6700 · Utilities</b>	<b>532.22</b>	<b>2,872.00</b>
6999 · Reserve - Set Aside	0.48	1.43
<b>Total Expense</b>	<b>8,812.71</b>	<b>33,491.38</b>
<b>Net Ordinary Income</b>	<b>-4,570.47</b>	<b>23,556.72</b>
<b>Net Income</b>	<b>-4,570.47</b>	<b>23,556.72</b>

**Silver Springs Garden Homes HOA**  
**Balance Sheet**  
As of December 31, 2021

	Dec 31, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1005 · Edward Jones - Reserve CD	51,255.38
1008 · Edward Jones -Wash CD	15,340.22
1010 · Foothills/Glacier Checking 4147	14,662.79
1001 · ResvAcct-Savings Glacier- #3019	2,600.68
<b>Total Checking/Savings</b>	83,859.03
<b>Accounts Receivable</b>	
1200 · Home Owners Fees Receivable	20,950.00
<b>Total Accounts Receivable</b>	20,950.00
<b>Total Current Assets</b>	104,809.03
<b>Other Assets</b>	
1500 · Capital Assets	296,495.00
<b>Total Other Assets</b>	296,495.00
<b>TOTAL ASSETS</b>	<b>401,304.03</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Long Term Liabilities</b>	
2500 · Wash Loss Contingency	15,340.22
<b>Total Long Term Liabilities</b>	15,340.22
<b>Total Liabilities</b>	15,340.22
<b>Equity</b>	
3200 · Capital Asset Reserves	296,495.00
3900 · Retained Earnings	65,912.09
Net Income	23,566.72
<b>Total Equity</b>	385,963.81
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>401,304.03</b>



**Silver Springs Garden Homes**  
**PROPOSED 2021 BUDGET**

			<b>2020</b>	<b>2020</b>	<b>2021</b>
			<b>Budget</b>	<b>Actual</b>	<b>Budget</b>
<b><u>INCOME</u></b>					
	4000	HOA Dues	\$ 54,000	\$53,500	\$54,000
	4025	Interest: Reserve CD		810	0
	4030	Interest: Wash CD		2	0
	4052	Interest: Reserve Savings		609	0
	4055	Interest on Late Payments		0	0
	4080	Misc. Income			
<b>TOTAL INCOME</b>			<b>\$ 54,000</b>	<b>\$54,921</b>	<b>\$54,000</b>
<b><u>EXPENSES</u></b>					
<b>Routine Maintenance</b>	<b>5000</b>				
	5030	Landscaper	\$ 24,000	\$24,000	\$24,000
	5035	General Maint & Supplies	2,500	2901	3,000
	5025	Tree Removal	240	0	500
	5040	Wall Repair	500	0	500
<b>Mailing/Office/Fees</b>	<b>6000</b>				
	6300	Office Supplies & Expenses	150	112	2300
	6350	Bank/ACH Fees	-	354	300
	6351	Mailing, Office and Fees		16	200
<b>Professional Fees</b>	<b>6500</b>				
	6550	Bookkeeper	1,200	950	1,800
	6575	Annual Reports & Tax Prep	365	0	200
	6576	Audit	250	0	0
	6670	Wash Inspection	240	0	250
	6551	Backflow Testing	60	65	65
<b>Taxes, Insurance &amp; Fees</b>	<b>6501</b>				
	6560	Record Filing	12	0	12
	6580	Corporation Filing Fees	10	10	10
	6585	State Income Tax	50	63	50
	6590	Liability Insurance	2,000	1973	2,000
	6650	RE Tax - Common Areas	60	49	60
	6655	Federal Income Tax	-	0	0
<b>Utilities</b>	<b>6700</b>				
	6725	Electricity	900	872	1,000
	6750	Water	2,000	3150	3,500
<b>TOTAL EXPENSES</b>			<b>\$ 34,537</b>	<b>\$34,515</b>	<b>\$39,947</b>
<b>Reserve Set-aside</b>	<b>6999</b>		<b>\$ 13,500</b>	<b>13500</b>	<b>\$ 13,500</b>
<b><u>NET INCOME/LOSS</u></b>			<b>\$ 5,963</b>	<b>\$ 5,485</b>	<b>\$ 553</b>

**Silver Springs Garden Homes  
Capital Assets Schedule**

	Estimated Life in Years	Remaining Life in Years	Estimated Replacement Cost	Expected Time	Annual Reserve Required
<b>Street</b>					
Crack seal treatments	3	3	\$4,000	2022	\$ 1,334
Total replacement	20	20	\$130,000	2039	\$ 6,500
<b>Walls</b>					
Painting	50	25	\$100,000	2044	\$ 4,000
Crack repairs	10	10	\$10,000	2029	\$ 1,000
	?	?	?	?	?
<b>Irrigation system</b>					
Five zones, replace one for five years	20	0	\$30,000		
	1			2020	\$ 5,000
	2			2021	\$ 5,000
	3			2022	\$ 5,000
	4			2023	\$ 5,000
	5			2024	\$ 5,000
<b>Central Park landscaping</b>					
10 trees, 28 shrubs; trees @\$100, shrubs at \$25 each = \$1,700	10-20	15	\$1,700		
	1			2020	\$ 113
	2			2021	\$ 113
	3			2022	\$ 113
	4			2023	\$ 113
	5			2024	\$ 113
Ramada structure	?	?	?	?	?
<b>Interior Street landscaping</b>					
24 trees at \$100, 37 roses at \$10 and 361 shrubs at \$25 each = \$11,795	15	10	\$11,795		
	1			2020	\$ 1,180
	2			2021	\$ 1,180
	3			2022	\$ 1,180
	4			2023	\$ 1,180
	5			2024	\$ 1,180
<b>6th Street landscaping</b>					
14 trees at \$500 each and 40 shrubs at \$25 each = \$8,000	5 - 20	12	\$8,000		
	1			2020	\$ 667
	2			2021	\$ 667
	3			2022	\$ 667
	4			2023	\$ 667

Silver Springs Garden Homes Reserve Account and Usage 2020		Allocated	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Available
Street Walls		5,400	0	0	0	0	0	0	0	0	0	0	0	0	0	5,400
Irrigation		4,050	0	0	0	0	0	0	0	0	0	0	0	0	0	4,050
Central Park		675	0	0	0	0	0	0	2	143	68	222	16	0	451	224
Street Landscaping		2,000	0	0	0	0	0	0	26	0	0	0	0	0	26	1,974
6th Street Landscaping		768	38	110	90	130	23	0	100	0	0	30	0	250	771	-3
Silver Springs Wash		607	0	99	0	0	56	0	0	0	1,500	0	0	0	1,655	-1,048
Totals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		13,500	38	209	90	130	79	0	128	143	1,568	252	16	250	2,903	10,597

After reviewing the financial information and Minutes presented at each Board meeting, the committee feels it has no recommendations.

The corporate accounting now reflects that interest earned on the Wash CD is part of the Wash CD value. This will assure the City of Cottonwood and

homeowners that the SSHOA is meeting its obligation to the City to retain interest earned on the Wash CD as part of the CD and will grow

the value of the CD. The interest is not being spent on association operating expenses.

From the Committee's perspective, it agrees the change from accrual to cash accounting will be more understandable and efficient.

Currently there are no further recommendations. We appreciate the Board's actions.

Audit Committee: Carol Rada and Lougene Baird

**V. Completed 2020 projects.**

**A.** Purchased a CD with the Wash fund through Edward Jones to better grow the funds.

**B.** A Reserve Account Analysis report was created.

**C.** The monthly Broad Meetings were changed to quarterly, and the financial reports were changed to quarterly to support that.

**VI. Architectural Committee Projects completed.**

**A.** A new two-year contact with Ricketts Bros Landscaping was completed after reviewing bids from other landscapers.

**B.** Finished adding gravel along 6th street.

**C.** Adding drip line to newly planted trees in Central Park.

**D.** Continual yard and community maintenance was completed as needed.

**E.** Replaced major irrigation control unit.

**VII. Projects for 2021.**

**A.** Review parking problems and proposed no parking zones. There is concern that when vehicles park right where the street curves, that emergency vehicles may be blocked from rounding the curve. We are going to mark these areas 'no parking' zones to keep the areas clear.

**B.** The Fall Community Sale will be Friday, Oct 8 and Saturday, Oct 9.

**C.** Do we want to have a Community Potluck? We will have a Potluck on May 8<sup>th</sup>, 2021.

**D.** Upgrade gravel in front yards where needed.

**VIII. Election of Vice President and Treasurer.**

Tammy Spetz was elected as Vice President and Roy Manns was elected as Treasurer.

**IX. Old Business:**

None

**X. New Business**

Such business as may be brought before the Board for consideration.

**XI. Adjournment.**

**Motion to adjourn.**

**Motion by Roy Manns. Seconded by Tammy Spetz.**

**Vote was unanimous.**

Meeting was adjourned at 2:40 p. m. MST.

Subject: **SSHOA Annual Meeting Minutes**  
 Date: 5/4/2021 5:12:53 PM US Mountain Standard Time  
 From: sshoaaz@gmail.com  
 To: beansa70@gmail.com  
 Bcc: lenserdar@aol.com

**Silver Springs Garden Homes Homeowners Association  
 2021 Annual Meeting Minutes  
 April 24, 2021 2:00 p.m.**

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

- I. Owner introductions.
- II. Approval of the 2020 Annual Meeting Minutes and December 7, 2020 Board Meeting Minutes.

**Motion: Approve the Minutes from the 2020 Annual Meeting.**

**Motion by Judy Haslow. Seconded by Roy Manns.**

**Vote was unanimous.**

**Motion: Approve the Minutes from the December 7, 2020 meeting.**

**Motion by Judy Haslow. Seconded by Loma Jenkins.**

**Vote was unanimous.**

- III. President's Comments.

**A. Secretary needed to finish Bev's term or the hiring of a secretarial service. Under Arizona corporate law, SSHOA STILL needs a Secretary, regardless of whether a secretarial service is employed to handle the function.**

Roy Manns will become the Treasurer if voted in and Julie Serdar has offered to fill the legal requirement of Secretary. Another request will be made for a Secretary, if no one responds by May 15, a secretarial service will be hired.

**B. Silver Springs Wash situation. Someone on the other side of the Wash is dumping dirt as fill. The City has been contacted and caused the dirt dumping to cease, by denying a permit for the land to be filled in to the center of the wash.**

A Wash Inspection will be done this year as required by the agreement.

**C. Parking, dog, mail, and other problems. There is concern that when vehicles park right where the street curves, that emergency vehicles may be blocked from rounding the curve. We are going to mark these areas 'no parking' zones to keep the areas clear. Ron and Russ will be working on this.**

**D. Review proposed 2021 budget. Among the items discussed was the insertion of significantly higher office expenses due to the prospect of hiring a secretarial service to do most of the secretarial work.**

- IV. Audit Committee Report.

The Audit Committee met April 8. Present were Lougene Baird, Carol Rada, Secretary/Treasurer Bev Sass, President Ron Baird, and Treasurer elect Roy Manns.

Two years ago, this Committee recommended to the Board that several steps be taken to maintain the strength of the association for homeowners.

These recommendations continue to help the Board work toward meaningful financial decisions.

With the list of SSHOA assets and efficient tracking of capital improvement and fixed assets, resident's assessment monies are well-managed.

**SILVER SPRINGS GARDEN HOMES**  
**HOMEOWNERS ASSOCIATION ANNUAL MEETING NOTICE**  
April 10, 2021

Homeowners  
Silver Springs Garden Homes  
Cottonwood, AZ 86326

Julie Serdar  
618 Silver Springs Circle  
Cottonwood AZ 86326

Subject: 2021 Annual Meeting

Dear Members,

Silver Springs Garden Homes Homeowners Association is holding its Annual Members Meeting on Saturday, April 24, 2021 at 2:00 pm in our Central Park. Please bring your own chair.

Our CC&Rs require that the voting be done by secret ballot. Please put the small, unmarked envelope containing both your ballots, in the envelope provided with your house number, name printed and signature. If you are attending the meeting, please bring your completed envelope to the meeting. If you are unable to attend, please return your completed envelope to 617 Silver Springs Circle by April 23.

We will be holding an election for the Vice-President position and Treasurer position at the meeting. Nominations can no longer be accepted from the floor at the meeting but you may enter a 'write in' candidate. Tammy Spetz (646) has graciously agreed to serve again as vice-president if elected. Roy Manns (637) has offered to become the Treasurer in that new position if elected. Thank you, Roy, for giving your time and talent!

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.

If you would like anything added to the agenda, please email us at [sshoaaz@gmail.com](mailto:sshoaaz@gmail.com) or call Bev by April 10.

We will distribute the Budget, Profit and Loss Statement and Balance Sheet at the meeting. If you would like any of these ahead of the meeting, please request them by April 20.

Please be prompt, we have a lot of information to share and business to conduct.

Thank you,

SSHOA Board of Directors  
Ron Baird, President '23  
Tammy Spetz, Vice President '21  
Bev Sass, Secretary '22

**Agenda**  
**Silver Springs Garden Homes Homeowners Association**  
**Annual Meeting**  
**April 24, 2021 2:00 p.m.**

- I. Owner introductions
- II. Approval of the 2020 Annual Meeting Minutes and December 7, 2020 Board Meeting Minutes.

Motion: Approve the Minutes from the 2020 Annual Meeting.

Motion by \_\_\_\_\_ . Seconded by \_\_\_\_\_ .

Vote was \_\_\_\_\_ .

Motion: Approve the Minutes from the December 7, 2020 meeting.

Motion by \_\_\_\_\_ . Seconded by \_\_\_\_\_ .

Vote was \_\_\_\_\_ .

III. President's Comments –

- A. Secretary needed to finish Bev's term or the hiring of a secretarial service. Under Arizona corporate law, SSHOA STILL needs a Secretary, regardless of whether a secretarial service is employed to handle the function.
- B. Silver Springs Wash situation.
- C. Parking, dog, mail, and other problems.
- D. Review proposed 2021 budget.

IV. Audit Committee Report --

V. Completed 2020 projects –

- A. Purchased a CD with the Wash fund through Edward Jones to better grow the funds.
- B. A Reserve Account Analysis report was created.
- C. The monthly Broad Meetings were changed to quarterly, and the financial reports were changed to quarterly to support that.

VI. Architectural Committee Projects completed –

- A. A new two-year contact with Ricketts Bros Landscaping was completed after reviewing bids from other landscapers.
- B. Finished adding gravel along 6th street.
- C. Adding drip line to newly planted trees in Central Park.
- D. Continual yard and community maintenance was completed as needed.
- E. Replaced major irrigation control unit.

VII. Projects for 2021 –

- A. Review parking problems and proposed no parking zones. There is concern that when vehicles park right where the street curves, that emergency vehicles may be blocked from rounding the curve. We are going to mark these areas 'no parking' zones to keep the areas clear.
- B. The Fall Community Sale will be Friday, Oct 8 and Saturday, Oct 9.

**Silver Springs Garden Homes Homeowners Association Inc.**  
**Board Meeting Minutes – December 7, 2020, 2:00 p.m.**

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

**Call to Order:** 2:00 p.m. MST. Directors present were Ron Baird, Russ Haslow and Bev Sass.

**Quorum count:** 8 members present. Homeowners in attendance were: Dianne Tigard, Bill and Shirley Emshwiller, Bud and Loma Jenkins, Bev Thielke, Bev Malizia.

- I. **Secretary's report:** Review Minutes for the August 31, 2020 Board meeting.

**Motion: Approve the Minutes for the Aug 31, 2020 meeting.**

**Motion by Russ Haslow, Seconded by Ron Baird.**

**Vote was unanimous.**

- II. **Treasurer's report as of Nov 30, 2020.**

The Association has two bank accounts located at Foothill's Bank and certificates of deposit with Edward Jones & Co.

Checking account balance:	\$ 5,513.08
Savings account balance:	\$ 2,600.38
CD's:	<u>\$ 37,737.19</u>
Total:	\$ 45,850.65

Restricted Wash CD:                      \$ 15,338.42

**Motion: Accept the Treasurer's report as presented.**

**Motion by Bev Sass. Seconded by Russ Haslow.**

**Vote was unanimous.**

- III. **Old Business:**

None.

- IV. **New Business:**

- A. Review parking problems and proposed no parking zones.

There is concern that when vehicles park right where the street curves, that emergency vehicles may be blocked from rounding the curve. We are going to mark these areas 'no parking' zones to keep the areas clear.

- B. Discuss capital expenditure plans for 2021. Irrigation for new trees in Central Park. Russ will check if the irrigation line is still available or if we need to add one. Also, some replacement plants will be needed in the spring.

- C. Announcement of vice-presidential election next year and call for candidates. Ron will call for vice-president candidates in the year-end email.



- D. Selection of a date for the 2021 Annual Meeting of Homeowners.  
We had selected Apr 10 but Tammy is unable to make that date.  
The Board has selected March 6 for the Annual Meeting.
- E. Such other business as may come before the Board. None presented.

Next meeting will be the Annual Meeting on March 6, 2021 at 2:00 p.m. MST. If we need to reschedule because of weather, it will be held, April 17.

**Motion to adjourn:**

**Motion by Bev Sass. Seconded by Ron Baird.**

**Vote was unanimous.**

**Meeting adjourned at 2:19 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 HOA**  
**Profit & Loss**  
 January through December 2020

	Jan - Dec 20
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
4000 · HOA Dues	40,100.00
4027 · Interest -Wash CD	0.00
4052 · Int Reserve Svgs	609.05
4080 · Misc Income	810.30
	41,519.35
<b>Total Income</b>	41,519.35
<b>Gross Profit</b>	41,519.35
<b>Expense</b>	
5000 · Routine Maint.	
5030 · Landscaper	24,000.00
5035 · General Maintenance & Supplies	2,900.50
	26,900.50
6000 · Mailing, Office & Fees	
6300 · Office Exp	111.71
6350 · Bank & ACH Fees	353.67
6000 · Mailing, Office & Fees - Other	16.20
	481.58
6500 · Professional Fees	
6550 · Bookkeeper	950.00
6551 · Backflow Testing	65.00
6801 · Prepaid HOA Dues	0.00
	1,015.00
6501 · Taxes, Ins. & Fees	
6580 · Corp Filing	10.00
6585 · State Income Tax	63.08
6590 · Liability Insurance	1,973.00
6501 · Taxes, Ins. & Fees - Other	48.86
	2,094.94
6700 · Utilities	
6725 · Electricity	872.02
6750 · Water	3,150.19
	4,022.21
<b>Total Expense</b>	34,514.23
<b>Net Ordinary Income</b>	7,005.12
<b>Other Income/Expense</b>	
<b>Other Income</b>	
7001 · Reserve Set Aside	13,500.00
	13,500.00
<b>Total Other Income</b>	13,500.00
<b>Net Other Income</b>	13,500.00
<b>Net Income</b>	20,505.12

2:09 PM

**Silver Springs Garden Homes HOA**  
**Balance Sheet**  
**As of December 31, 2020**

04/08/21

sh Basis

	<u>Dec 31, 20</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1005 · Edward Jones - Reserve CD	37,751.05
1008 · Edward Jones -Wash CD	15,338.79
1010 · Foothills/Glacier Checking 4147	4,610.64
1061 · ResvAcct-Savings Glacier- #3019	2,600.40
	<hr/>
<b>Total Checking/Savings</b>	60,300.88
	<hr/>
<b>Total Current Assets</b>	60,300.88
<b>Other Assets</b>	
1500 · Capital Assets	296,495.00
	<hr/>
<b>Total Other Assets</b>	296,495.00
	<hr/>
<b>TOTAL ASSETS</b>	<b>356,795.88</b>
	<hr/> <hr/>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Long Term Liabilities</b>	
2500 · Wash Loss Contingency	15,338.79
	<hr/>
<b>Total Long Term Liabilities</b>	15,338.79
	<hr/>
<b>Total Liabilities</b>	15,338.79
<b>Equity</b>	
3200 · Capital Asset Reserves	296,495.00
3900 · Retained Earnings	24,456.97
Net Income	20,505.12
	<hr/>
<b>Total Equity</b>	341,457.09
	<hr/>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>356,795.88</b>
	<hr/> <hr/>

## **SSHOA Annual Meeting Minutes June 20, 2020**

**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 of the Silver Springs Homeowners Association was called to order at 9:05 a.m. AST.

### **Approval of the 2019 Annual Meeting Minutes –**

A Motion was made by Julie Sedar to approve the Minutes of the 2019 annual meeting. The Motion was seconded by Judy Harlow. The Motion unanimously passed.

### **President's Comments –**

The President reported on the year's projects and other matters carried out for the association's benefit, such as getting ADOT to clean the massive debris buildup in the 89A culverts. Emphasis was given to the construction and implementation of a capital asset reserve report and analysis of future capital needs to maintain the looks and livability of Silver Springs.

### **Audit Committee Report –**

Carol Rada commented that after reviewing the association's records in 2019, the Audit Committee recommended to the Board that several steps be taken to maintain the strength of the Association for homeowners. In review, the committee recommended:

- Budgeting more money for the irrigation system and increasing water rates,
- Create a list of fixed assets, place a value on assets and integrate the list of assets into the accounting system of the association, and
- Track a list of capital improvements in addition to fixed assets.

After reviewing the financial information presented at each Board meeting and reviewing the Minutes of the meetings, the committee feels these recommendations were put into effect.

At this time, there are no further recommendations. We appreciate the Board's actions.

### **Projects Completed in 2019 –**

- The Annual Assessment is due at the first of the year, but the Board agreed to allow monthly payments through ACH with a service fee included.
- The Board decided all approved Board Meeting Minutes should be distributed to all homeowners. (They used to be sent by request only).
- The major road work started in 2018 was completed in June 2019.
- The Silver Springs Wash agreement with the City was updated to allow investing the Wash CD outside of the city limits at a higher yield.
- In December, homeowners voted to increase the Annual Assessment from \$900 to \$1,200 to allow for investment of funds for future maintenance.
- A Reserve Account Analysis was developed to allocate the reserve funds.
- Review of the Reserve Account Analysis.
- The Board voted to change accounting firms to save on fees.
- The request to the City and ADOT to clean up the Silver Springs Wash under 89A to prevent flooding destruction was completed.

**Silver Springs Garden Homes Homeowners Association Inc.**  
**Board Meeting Minutes – January 15, 2020 2:00 p.m.**

**Call to Order:** 2:04 p.m. MST. Directors present were Ron Baird, Tammy Spetz, Russ Haslow, and Bev Sass.

**Quorum count:** 13 members present. Homeowners in attendance were:  
Dianne Tigard, Carol Rada, Wendy and Ron Mills, Evelyn Jacobson, Bill and Shirley Emshwiller, Brenda Mullins, Loma Jenkins, Pat Eurkaitis and Kay Beddall.

**I. Secretary's report:** Review Minutes for the December 18, 2019 Board meeting.

**Motion: Approve the Minutes for the December 18, 2019 meeting.**  
**Motion by Russ Haslow. Seconded by Tammy Spetz.**  
**Vote was unanimous.**

**II. Treasurer's report as of December 31, 2019.**

The Association has two bank accounts located at State Bank of Arizona and certificates of deposit with Edward Jones & Co.

Checking account balance: \$ 914.57

Savings account balance: \$ 2,599.87

CD's:

Other CDs \$ 22,000.00

Available Funds: \$ 25,514.44

Silver Springs Wash (restricted) \$ 15,144.86 Will be moved to Edward Jones in January.

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

**III. Architectural Committee Report:**

**A.** Discuss irrigation system maintenance. We will continue fixing problems as they happen and not replace a section at a time.

**B.** Finishing gravel along 6<sup>th</sup> street. This will be done by the end of February.

**C.** Adding drip line to newly planted trees. This will be done before summer.

**IV. Old Business:**

**A.** Update on the status of Silver Springs Wash and discussion of ADOT trespassing and destruction of SSHOA property.

1. Report of meeting with contractor and ADOT engineer.

2. Report on the modest restoration work accomplished.

3. Discussion of what action to take toward property restoration.

4. Should the Board write a letter to ADOT asking for additional remedial action and/or release of liability for future damage that could be caused by work

**Silver Springs Garden Homes Homeowners Association Inc.**  
**Board Meeting Minutes– February 25, 2020 2:00 p.m.**

**Call to Order:** 2:00 p.m. MST. Directors present were Ron Baird, Tammy Spetz, Russ Haslow and Bev Sass.

**Quorum count:** 14 members present. Homeowners in attendance were:  
Lougene Baird, Roy Manns, Bev Malizia, Dianne Tigard, Evelyn Jacobson, Cyndi Blackberg, Pat Eurkaitis, Kay Beddall, John Warzеха, Cindy Norman, Ron Mills and Bev Thielke.

I. **Secretary's report:** Review Minutes for the January 15, 2020 Board meeting.

**Motion: Approve the Minutes for the January 15, 2020 meeting.**  
**Motion by Bev Sass. Seconded by Russ Haslow.**  
**Vote was unanimous.**

II. **Treasurer's report as of January 31, 2020.**

The Association has two bank accounts located at State Bank of Arizona and certificates of deposit with Edward Jones & Co.

Checking account balance:	\$ 25,782.23
Savings account balance:	\$ 2,600.09
CD's:	
Silver Springs Wash (restricted)	\$ 15,144.86
Other CDs	<u>\$ 22,000.00</u>
Total Cash:	\$ 65,527.18
Annual assessments not yet earned:	(23,898.50)
Capital assets:	296,495.00
<b>Total Assets:</b>	<b>\$338,123.68</b>

Expenses for January were \$3,559.34.

**Motion: Accept the Treasurer's report as presented.**  
**Motion by Ron Baird. Seconded by Tammy Spetz.**  
**Vote was unanimous.**

III. **Architectural Committee Report.**

- A. Irrigation water was turned on today. It will run only on Tuesdays now.
- B. Additional gravel along 6<sup>th</sup> Street was completed.

IV. **Old Business:**

- A. Update on the status of Silver Springs Wash and discussion of State trespassing and destruction of SSHOA property.  
Report of meeting with contractor and State engineers.  
This Thursday the contractor will return to restore the natural grade to the wash bank.



**Silver Springs Garden Homes Homeowners Association Inc.**  
**Board Meeting Minutes – December 7, 2020, 2:00 p.m.**

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

**Call to Order:** 2:00 p.m. MST. Directors present were Ron Baird, Russ Haslow and Bev Sass.

**Quorum count:** 8 members present. Homeowners in attendance were: Dianne Tigard, Bill and Shirley Emshwiller, Bud and Loma Jenkins, Bev Thielke, Bev Malizia.

**I. Secretary's report:** Review Minutes for the August 31, 2020 Board meeting.

**Motion: Approve the Minutes for the Aug 31, 2020 meeting.**  
**Motion by Russ Haslow, Seconded by Ron Baird.**  
**Vote was unanimous.**

**II. Treasurer's report as of Nov 30, 2020.**

The Association has two bank accounts located at Foothill's Bank and certificates of deposit with Edward Jones & Co.

Checking account balance:	\$ 5,513.08
Savings account balance:	\$ 2,600.38
CD's:	<u>\$ 37,737.19</u>
Total:	\$ 45,850.65

Restricted Wash CD:                      \$ 15,338.42

**Motion: Accept the Treasurer's report as presented.**  
**Motion by Bev Sass. Seconded by Russ Haslow.**  
**Vote was unanimous.**

**III. Old Business:**  
None.

**IV. New Business:**

- A. Review parking problems and proposed no parking zones.  
There is concern that when vehicles park right where the street curves, that emergency vehicles may be blocked from rounding the curve. We are going to mark these areas 'no parking' zones to keep the areas clear.
- B. Discuss capital expenditure plans for 2021. Irrigation for new trees in Central Park. Russ will check if the irrigation line is still available or if we need to add one. Also, some replacement plants will be needed in the spring.
- C. Announcement of vice-presidential election next year and call for candidates.  
Ron will call for vice-president candidates in the year-end email.



**SILVER SPRINGS GARDEN HOMES**  
**HOME OWNERS ASSOCIATION ANNUAL MEETING MINUTES**  
Annual Meeting March 30, 2019

**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 Ron Baird at 1:00 pm. The meeting had a quorum with 16 homeowners in attendance and 11 absentee votes. The SSHOA Bylaws define a quorum for the Annual Meeting as 5% of the memberships present.

Everyone introduced themselves by name and house number.

Ron asked if there were any questions about last year's annual meeting minutes. There were none and the motion was made to approve the minutes by Marge Harwell, it was seconded by Tammy Spetz and approved by those present.

Lougene Baird as a member of the audit committee, reviewed the audit summary.

**Observations and/or Recommendations:**

1. Budget more money for irrigation water based on general overall increase in water rates.
2. Noticed a sales tax was charged on the road seal but not on the paving portion. Will this have to be paid at some point in future?
3. CPA said Quicken will work for SSHOA just as well as QuickBooks.
4. The transfer of money between checking, savings and invests is well documented and transparent.
5. Create a list of fixed assets, put a value on those assets and include in the accounting. Then decide the depreciation schedule for each asset. Assets should include street, walls, vegetation and irrigation system. This will help in projecting future need for assessments and budgeting.
6. Track a list of capital improvement in addition to fixed assets. List where new vegetation is planted using HOA money. Example: did the homeowner pay for a tree/shrub or did the HOA?
7. Learned an HOA does not have to submit a Balance Sheet with IRS return. However, we strongly recommend the yearend P/L and Balance sheet be placed in the HOA file along with the copy of the return.

The idea of adding fixed assets and depreciation to the financial reports was discussed to help plan expenses in the future and to show that we have real value in the trees, central park, walls and road. In addition, capital improvements should be documented such as plants purchased by the HOA.

Several owners thought we should increase the annual assessment but others thought the time was not right since we just had a special assessment of \$500. After the Resource Committee meets to define future spending, the Board will then analyze if and/or when the amount of dues increase is required.

The Resource Committee will meet to define the funds needed for future projects.

Completed projects in 2018 were:

- Tree trimming
- Road work
- Had the APS bill, which was due for a rate increase, adjusted from \$93 to about \$70.
- Established a disclosure fee of \$220 on new sales.
- Established a finance committee and invested the reserve funds in FDIC-insured CDs.
- Replaced the speed limit signs in addition to adding 'No Trespassing' signs on the common-owned wash area.
- Increased our insurance coverage.
- Architectural Committee requested painting be done by some homeowners, which was done.
- Working with the City to clean-up the wash.
- Working with the City to change the agreement with the City so we can invest the Wash CD in higher yielding CDs.

Ron thanked all those who helped paint the 6<sup>th</sup> Street Wall this week – Russ Haslow, Larry Eurkaitis, John Warzaha, Bev Malizia, Diane Tigard and Bob Harris (654). These volunteers saved the association thousands of dollars by not paying a painting company's labor costs.

Ron met with the City and they are willing to modify our Wash Agreement to allow us to purchase the CD outside the City to get a better return provided we keep growing the investment and all interest earned remains in the wash account and is reinvested. The City meets April 16 and that will be on their agenda. The City Attorney will draft an amendment.

Road Maintenance Report:

Bev Malizia reported that the road work will be completed the end of May. They will sweep the gravel before applying the seal coat.

New Business:

We will have a Wash inspection done this year.

The Community Sale is next weekend, April 5 and 6 from 8 am to 3 pm. An ad will be placed in the Ad-King by Pat Eurkaitis and Bev Thielke.

The Community Pot Luck will be Saturday, April 13 starting at 4 pm.

Election of new Board of Directors Member:

The election ballots were counted. There were 27 votes for Bev Sass for Secretary and 1 vote for 'other'. Bev begins a three-year term at the close of the meeting.

Russ made the motion to adjourn, Tammy seconded and approved by those present.

The meeting adjourned at 1:40 pm.

Respectfully submitted,  
Bev Sass, SSHOA Secretary - March 30, 2019

**Silver Springs Garden Homes Homeowners Association Inc.**  
**Board Meeting Minutes – July 2, 2019, 2:00 p.m.**

**Call to Order:** 2 p.m. MST. Directors present were Ron Baird, Tammy Spetz, Roy Manns, and Bev Sass.

**Quorum count:** 7 members present. Homeowners in attendance were: Bev Malizia, Bill and Shirley Emshwiller and Pat Eurkaitis.

- I. **Secretary's report:** Review Minutes for the May 6, 2019 Board meeting.

**Motion: Approve the Minutes for the May 6, 2019 meeting.**

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

- II. **Treasurer's report as of June 30, 2019.**

The Association has two bank accounts located at State Bank of Arizona and certificates of deposit with Edward Jones & Co.

Checking account balance:	\$ 6,026.34
Savings account balance:	\$ 3,642.67
CD's:	<u>\$ 41,102.84</u>
Total:	\$ 50,771.85

**Motion: Accept the Treasurer's report as presented.**

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

- III. **Committee reports:**

**Architectural committee:**

- 1.) Due to the increase in vandalism throughout the neighborhood and apparent increase in nighttime traffic also, solar-powered security lights have been installed on the Ramada, courtesy of John Warzeha.
- 2.) Discuss placing a legal no trespassing notice at entrance so police can be contacted and respond to reports of intruders. Ron offered to handle this.

**Finance committee:**

- 1.) Irrigation. We are experiencing continual leaks, some of significant size, in the irrigation system. Should we continue fixing leaks on a case by case basis, or start planning for total system replacement? Are the incremental costs eventually going to exceed the costs of total system replacement? We will wait until Russ Haslow returns to discuss this further since he is the most knowledgeable.
- 2.) Everyone thought the road looked good. In three years we will need to seal it again and Ron would like us to start setting aside the funds now.

- IV. **Old Business:**

- 1.) 650 – we're waiting to hear from the new buyer.

- 2.) Silver Springs Wash agreement update. The city wants an updated wash inspection before it will proceed with renegotiating the agreement with SSHOA. Tom Pender, the engineer who has conducted past inspections was contacted some time ago to do this. We are trying to contact him to determine what his progress in this regard has or has not been. Tom is out-of-town until next week.

V. **New Business:**

- 1.) Fines for garbage cans not being placed behind gates or fences. We have a few chronic cases where homeowners just are leaving their trash receptacles outside, a violation of standing rules. Letters have had no effect on encouraging them to follow the rules. Discuss implementing an escalating fine system to encourage compliance and make the neighborhood neater. Ron will write a letter addressing this issue for all homeowners with Section 6.10 of the CC&Rs included.
- 2.) Installation of a speed control. We discuss this issue and will discuss it again at the next meeting.
- 3.) Discuss a similar problem with all day parking on the street by regular visitors. Should they be asked by the homeowner to use the driveway if visiting more than a specified number of hours? Tabled for the next meeting.
- 4.) Amend the CCRs or take such other action as might be required to prohibit the use of drones within the vertical limits of SSHOA property lines. The FAA already prohibits the use of drones within 5 miles of an airport, which SSHOA is. Discussion of steps in this regard other HOAs in Arizona have taken as well as the Town of Jerome. Ron will investigate use of drones in private air space.
- 5.) Such other business as may be brought before the board.
- 6.) It has been suggested we solicit, for example, a Boy Scout Troop to paint visible numbers on the curbing for easier locating at night, especially by emergency services vehicles. The association could make a donation to the troop for its services. Ron will investigate this further for the next meeting.
- 7.) Sewer smell at some homes. No one present was having the same problem.

Next meeting will be Monday, Aug 26, 2019 at 2:00 p.m.

**Motion to adjourn:**

**Motion by Roy Manns. Seconded by Bev Sass. Vote was unanimous.**

**Meeting adjourned at 2:55 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.***

informed SSHOA is trying to negotiate with the City to change the agreement so the funds can be invested at a higher interest rate. He said he would get the report done very soon and submitted to SSHOA and the City.

One item of concern regarding his inspection was that ADOT has NOT cleared out the debris on the uphill side of the culverts running under 89A. Pender opined that a flood could cause the waters to overrun 89A, harming it and Oxendale in particular downstream from the culvert. He was asked to mention this in his report, so the City sees the problem and helps SSHOA get action from ADOT.

- 3.) Speed bumps. After discussion and receiving input from homeowners, this was dropped from further consideration.
- 4.) The discussion of people parking all day on the street similarly was dropped from further discussion.
- 5.) While there was discussion regarding the possibility of engaging a Boy Scout Troop or similar nonprofit organization to paint house numbers on the curbing, there seemed to be a lack of interest in having this done. Therefore, it was decided no further action would be taken at this time.

**V. New Business:**

- 1.) Such other business as may be brought before the board.

Next meeting will be \_\_\_\_\_, 2019 at 2:00 p.m.

**Motion to adjourn:**

**Motion by \_\_\_\_\_.** **Seconded by \_\_\_\_\_.**

**Vote was \_\_\_\_\_.**

**Meeting adjourned at \_\_\_\_\_ 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**  
HOME OWNERS ASSOCIATION ANNUAL MEETING MINUTES  
Annual Meeting March 30, 2019

**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 Ron Baird at 1:00 pm. The meeting had a quorum with 16 homeowners in attendance and 11 absentee votes. The SSHOA Bylaws define a quorum for the Annual Meeting as 5% of the memberships present.

Everyone introduced themselves by name and house number.

Ron asked if there were any questions about last year's annual meeting minutes. There were none and the motion was made to approve the minutes by Marge Harwell, it was seconded by Tammy Spetz and approved by those present.

Lougene Baird as a member of the audit committee, reviewed the audit summary.

**Observations and/or Recommendations:**

1. Budget more money for irrigation water based on general overall increase in water rates.
2. Noticed a sales tax was charged on the road seal but not on the paving portion. Will this have to be paid at some point in future?
3. CPA said Quicken will work for SSHOA just as well as QuickBooks.
4. The transfer of money between checking, savings and invests is well documented and transparent.
5. Create a list of fixed assets, put a value on those assets and include in the accounting. Then decide the depreciation schedule for each asset. Assets should include street, walls, vegetation and irrigation system. This will help in projecting future need for assessments and budgeting.
6. Track a list of capital improvement in addition to fixed assets. List where new vegetation is planted using HOA money. Example: did the homeowner pay for a tree/shrub or did the HOA?
7. Learned an HOA does not have to submit a Balance Sheet with IRS return. However, we strongly recommend the yearend P/L and Balance sheet be placed in the HOA file along with the copy of the return.

The idea of adding fixed assets and depreciation to the financial reports was discussed to help plan expenses in the future and to show that we have real value in the trees, central park, walls and road. In addition, capital improvements should be documented such as plants purchased by the HOA.

Several owners thought we should increase the annual assessment but others thought the time was not right since we just had a special assessment of \$500. After the Resource Committee meets to define future spending, the Board will then analyze if and/or when the amount of dues increase is required.

**Silver Springs Garden Homes**  
**SSHOA 2020 Budget**

			Monthly	Annual
<u>INCOME</u>				
	4000	HOA Dues	4,500	54,000
	4025	Interest: Reserve Maint. CD		
	4030	Interest: Wash CD		
	4052	Interest: Reserve Savings		
	4055	Interest on Late Payments		
	4080	Misc. Income		
TOTAL INCOME			4,500	54,000
<u>EXPENSES</u>				
Routine Maintenance	5000			
	5030	Landscaper	2,000	24,000
	5035	General Maint & Supplies	208	2,500
	5025	Tree Removal	20	240
	5040	Wall Repair	42	500
Mailing/Office/Fees	6000			
	6300	Office Supplies & Expenses	13	150
	6350	Bank/ACH Fees	-	-
Professional Fees	6500			
	6550	Bookkeeper	100	1,200
	6575	Annual Reports & Tax Prep	30	365
	6576	Audit	21	250
	6670	Wash Inspection	20	240
	6551	Backflow Testing	5	60
Taxes, Insurance & Fees	6501			
	6560	Record Filing	1	12
	6580	Corporation Filing Fees	1	10
	6585	State Income Tax	4	50
	6590	Liability Insurance	167	2,000
	6650	RE Tax - Common Areas	5	60
	6655	Federal Income Tax	-	-
Utilities	6700			
	6725	Electricity	75	900
	6750	Water	167	2,000
TOTAL EXPENSES			2,878	34,537
Reserve Set-aside	6999		1,622	19,464
<u>NET INCOME/LOSS</u>			-	-

**Silver Springs Garden Homes HOA**  
**Balance Sheet**  
**As of December 31, 2019**

---

	<u>Dec 31, 19</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Mohave Bank Checking #4147	914.57
1061 · ResvAcct-Savings Mohave #3019	2,599.87
1020 · Silver Springs Wash CD	15,142.53
1005 · Edward Jones - Reserve CD	12,000.00
1007 · Edward Jones - 2019 Reserve CD	10,000.00
	<hr/>
<b>Total Checking/Savings</b>	40,656.97
	<hr/>
<b>Total Current Assets</b>	40,656.97
	<hr/>
<b>TOTAL ASSETS</b>	<u>40,656.97</u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Long Term Liabilities</b>	
2500 · Wash Loss Contingency	15,000.00
	<hr/>
<b>Total Long Term Liabilities</b>	15,000.00
	<hr/>
<b>Total Liabilities</b>	15,000.00
<b>Equity</b>	
3000 · Opening Bal Equity	8,577.97
3900 · Retained Earnings	14,680.17
Net Income	2,398.83
	<hr/>
<b>Total Equity</b>	25,656.97
	<hr/>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>40,656.97</u>



## Silver Springs Garden Homes Reserve Account Analysis

Assets requiring reserves:

The percentage amounts shown below are those that were presented to homeowners in requesting approval of the Annual Assessment increase. The table is based upon taking the additional \$25.00 per month increase and allocating it to the individual asset accounts for their repair, replacement, and maintenance.

<u>Account</u>	<u>Percentage</u>	<u>Monthly</u>	<u>Annually</u>
Street:	43.8	\$492.75	\$5,913
Walls:	37.1	417.38	5,008
Irrigation:	10.1	113.63	1,364
Central Park:	0.5	5.63	68
Street landscaping:	3.9	43.88	526
6th Street landscaping:	2.7	30.38	364
Silver Springs Wash:	1.9	21.38	256
<b>Totals:</b>	<b>100.0</b>	<b>\$1,125</b>	<b>\$13,500</b>

Looking at the actual amounts that would be set aside for maintenance, repair, and replacement of the capital assets points out that some of the allocations need adjustment.

- Most glaringly, the amount of set-aside for Central Park is too low. This is due to my not including the ramada in the Central Park assets and valuing the more mature trees in the area at the same value as shrubs and bushes on the street and 6<sup>th</sup> Street. Further, it has been pointed out the ramada floor right now needs repair.
- The set-aside for irrigation systems *may* be adequate for repairing the current systems but not for replacing them.
- Both landscaping accounts are probably too low if the sporadic replacement of gravel is included in this account, which seems the logical place for that expense. (We have already spent close to \$100 in 2020 on gravel.)
- The wash embankment is an asset; therefore it was included in the schedule of assets. *However*, there is NO reason to have a reserve set-aside for it since it is legally covered by the wash account that currently amounts to \$15,146.10. Therefore, the \$256.00 that would be set aside in that reserve can be allocated to other accounts where it is needed.

If we change the allocations as shown below, we could be closer to what will probably be spent on items as that is needed.

We can use these allocations as a guide for expenditures as they become necessary --- for example, once the annual allocation for a particular asset is spent, a decision will be needed to determine if further expenditures on that asset should be deferred to the next funding period OR funds borrowed from another asset allocation, but repaid.

**Silver Springs Garden Homes Homeowners Association Inc.**  
**Board Meeting Minutes – August 26, 2019, 2:00 p.m.**

**Call to Order:** 2 p.m. MST. Directors present were Ron Baird, Tammy Spetz, Russ Haslow, and Bev Sass.

**Quorum count:** 12 members present. Homeowners in attendance were: Ron and Wendy Mills, Pat Eurkaitis, Bev Malizia, Dianne Tigard, Carol Rada, John Warzaha and Cindy Norman, Lougene Baird, Sherry Sievers, and Roy Manns.

**I. Secretary's report:** Review Minutes for the July 2, 2019 Board meeting.

**Motion: Approve the Minutes for the July 2, 2019 meeting.**  
**Motion by Tammy Spetz, Seconded by Russ Haslow.**  
**Vote was unanimous.**

**II. Treasurer's report as of July 31, 2019.**

The Association has two bank accounts located at State Bank of Arizona and certificates of deposit with Edward Jones & Co.

Checking account balance:	\$ 6,257.89
Savings account balance:	\$ 3,643.49
CD's:	<u>\$ 37,114.84</u>
Total:	\$ 47,016.22

**Motion: Accept the Treasurer's report as presented.**  
**Motion by Bev Sass. Seconded by Russ Haslow.**  
**Vote was unanimous.**

**III. Committee reports:**

**Architectural committee:**

1.) A legal no trespassing notice at the entrance has been posted.

**Finance committee:**

1.) Irrigation. One recommendation from the landscapers has been received suggesting replacement in incremental amounts, say one section (there are five) at a time so as not to inconvenience all homeowners at the same time.

Bev Maliza reported that they want to establish a value on our community assets so maintenance reserves can be determined.

**IV. Old Business:**

1.) 650

Fanny Mae has paid the back dues and the rest of the year plus the special assessment that was still owed.

**Silver Springs Garden Homes Homeowners Association Inc.  
Board Meeting Agenda – September 30, 2:00 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 August 26, 2019 Board meeting.**

**Motion: Approve the Minutes for the August 26, 2019 meeting.**

**Motion by \_\_\_\_\_, Seconded by \_\_\_\_\_.**

**Vote was \_\_\_\_\_.**

**II. Treasurer's report as of August 31, 2019.**

The Association has two bank accounts located at State Bank of Arizona and certificates of deposit with Edward Jones & Co.

Checking account balance:	\$	5,152.13
Savings account balance:	\$	3,643.79
CD's:	\$	37,122.79
Total:	\$	45,918.71

**Motion: Accept the Treasurer's report as presented.**

**Motion by \_\_\_\_\_ . Seconded by \_\_\_\_\_ .**

**Vote was \_\_\_\_\_ .**

**III. Committee reports:**

**Architectural committee:**

- 1.) Gravel along 6<sup>th</sup> Street.
- 2.) Trees – old London Plant tree and new trees

**IV. Old Business:**

- 1.) Silver Springs Wash agreement update.

**V. New Business:**

- 1.) Discussion of continuation of monthly Annual Assessment payments.

**Motion: Allow the continued payment of Annual Assessments by monthly ACH methods, always adding the amount of the ACH payment to the assessment amount due. Motion by**

**\_\_\_\_\_ Seconded by \_\_\_\_\_ . Vote was \_\_\_\_\_ .**

**Silver Springs Garden Homes Homeowners Association Inc.**  
**Board Meeting Minutes – September 30, 2:00 p.m.**

**Call to Order:** 2 p.m. MST. Directors present were Ron Baird, Tammy Spetz, Russ Haslow and Bev Sass.

**Quorum count:** 14 members (households) present. Homeowners in attendance were: Roy Manns, Bill and Shirley Emshwiller, Bev Malizia, Dianne Tigard, Lugenne Baird, Carol Rada, Kay Beddall, John Warzaha and Cindy Norman, Pat Eurkaitis, Bud and Loma Jenkins and Ron and Wendy Mills.

- I. **Secretary's report:** Review Minutes for the August 26, 2019 Board meeting.

**Motion: Approve the Minutes for the August 26, 2019 meeting.**  
**Motion by Tammy Spetz. Seconded by Ron Baird.**  
**Vote was unanimous.**

- II. **Treasurer's report as of August 31, 2019.**

The Association has two bank accounts located at State Bank of Arizona and certificates of deposit with Edward Jones & Co.

Checking account balance:	\$ 5,152.13
Savings account balance:	\$ 3,643.79
CD's:	\$ 22,000.00
Wash CD reserve	<u>\$ 15,122.79</u>
Total:	\$ 45,918.71

**Motion: Accept the Treasurer's report as presented.**  
**Motion by Ron Baird. Seconded by Russ Haslow.**  
**Vote was unanimous.**

- III. **Committee reports:**

**Architectural committee:**

- 1.) Gravel along 6<sup>th</sup> Street. The rest of the gravel will be added when time and the weather permits.
- 2.) Trees – Old London Plane tree and new trees. The Old London Plane tree was trimmed and should take a few years to fill out. Four new trees were planted on the north-end of Central Park.

- IV. **Old Business:**

- 1.) Silver Springs Wash agreement update. We are waiting to receive the report from the wash inspection that was done in July.

- V. **New Business:**

- 1.) Discussion of continuation of monthly Annual Assessment payments.

Silver Springs Garden Homes  
Homeowner's Association  
Board Meeting – Nov 11, 2019

Closed Session

The meeting was called to order by Ron Baird at 10:15 am. In attendance were Ron Baird, Tammy Spetz, Russ Haslow and Bev Sass.

The Closed Session minutes from Sep 30 were approved.

We worked on the Capital Assets Schedule needed for the next board meeting to justify the dues increase or special assessment. It also will be sent out with the voting ballot to all owners.

The 2020 budget was completed after the Capital Assets Schedule.

Not changing accountants until we verify the new accountant's business status.

Meeting ended at about 11:35 am.

Respectfully submitted,  
Bev Sass,  
Secretary, Silver Springs HOA  
Nov 11, 2019





Silver Springs Garden Homes  
Homeowner's Association  
Board Meeting – Nov 18, 2019

Closed Session

The meeting was called to order by Ron Baird at 3:20 am. In attendance were Ron Baird, Tammy Spetz, Russ Haslow and Bev Sass.

The Closed Session minutes from Nov 11 were approved.

We discussed the requirements for a closed session meeting. We want to definitely take minutes and stay within the guidelines.

Vicky Mestas has sold her house to her grand-daughter but Vicky will pay the annual assessment and live there forward. We need a letter from the title company stating that the property has been transferred. The HOA Member List needs to be update with the legal name of the new owner. Bev will get this information and do the update.

All of the homeowners need to vote on whether we want to increase the annual assessment or wait until funds are needed for a repair and do a special assessment. Ron will write the letter and Bev will mail out the ballots. The ballots need to be returned by Dec 10.

Meeting ended at 3:50 p.m.

Respectfully submitted,  
Bev Sass,  
Secretary, Silver Springs HOA  
Nov 18, 2019

*Approved.*



**Silver Springs Garden Homes Homeowners Association Inc.**  
**Board Meeting Agenda – December 18, 2:00 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 18, 2019 Board meeting.

**Motion: Approve the Minutes for the November 18, 2019 meeting.**  
**Motion by \_\_\_\_\_, Seconded by \_\_\_\_\_.** Vote  
was \_\_\_\_\_.

II. **Treasurer's report as of November 30, 2019.**

The Association has two bank accounts located at State Bank of Arizona and certificates of deposit with Edward Jones & Co.

Checking account balance:	\$ 1,582.07
Savings account balance:	\$ 2,599.64
CDs	<u>\$ 22,000.00</u>
Available Funds:	\$ 26,181.71

Silver Springs Wash (restricted)      \$ 15,140.04

**Motion: Accept the Treasurer's report as presented.**  
**Motion by \_\_\_\_\_.** Seconded by \_\_\_\_\_.  
Vote was \_\_\_\_\_.

III. **Old Business:**

- 1.) Review and discuss results of ballot proposal regarding raising the Annual Assessment to \$1,200.00 (\$100.00/month).
  - a.) Report of the Inspectors of the Ballot
  - b.) Discussion and decision-making

IV. **New Business:**

- 1.) Approve changing accounting firms to save expenses.

**Motion: As of January 1, 2020, engage Laura Ihrman as the accountant for the Association.** Motion by \_\_\_\_\_.  
Seconded by \_\_\_\_\_. Motion \_\_\_\_\_.

Next meeting will be \_\_\_\_\_, 2020 at 2:00 p.m.

**Motion to adjourn.** Motion by \_\_\_\_\_. Seconded by \_\_\_\_\_. Motion \_\_\_\_\_.

Meeting adjourned at \_\_\_\_\_ 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 Minutes – December 18, 2:00 p.m.**

**Call to Order:** 2 p.m. MST. Directors present were Ron Baird, Tammy Spetz, Carol Rada and Bev Sass.

**Quorum count:** 12 members present. Homeowners in attendance were: Roy Manns, Lougene Baird, Bev Malizia, Evelyn Jacobson, Kay Beddall, Pat Eurkaitis, Dianne Tigard, Ron and Wendy Mills and Sherry Sievers.

**I. Secretary's report:** Review Minutes for the November 18, 2019 Board meeting.

**Motion: Approve the Minutes for the November 18, 2019 meeting.**  
**Motion by Tammy Spetz, Seconded by Carol Rada.**  
**Vote was unanimous.**

**II. Treasurer's report as of November 30, 2019.**

The Association has two bank accounts located at State Bank of Arizona and certificates of deposit with Edward Jones & Co.

Checking account balance:	\$ 1,582.07
Savings account balance:	\$ 2,599.64
CDs	<u>\$ 22,000.00</u>
Available Funds:	\$ 26,181.71

Silver Springs Wash (restricted)      \$ 15,140.04

In January this CD will be moved to a CD in our Edward Jones account.

**Motion: Accept the Treasurer's report as presented.**  
**Motion by Bev Sass. Seconded by Tammy Spetz.**  
**Vote was unanimous.**

**III. Old Business:**

- 1.) Review and discuss results of ballot proposal regarding raising the Annual Assessment to \$1,200.00 (\$100.00/month).
  - a.) Report of the Inspectors of the Ballot
  - b.) Discussion and decision-making

35 votes returned: 1 was a note only, 1 abstention, 24 in favor and 9 against.  
The annual assessment will be increased to \$1,200 per year by a majority vote of homeowners.

**IV. New Business:**

- 1.) Approve changing accounting firms to save expenses.  
**Motion: As of January 1, 2020, engage Laura Ihrman as the accountant for the Association. Motion by Ron Baird.**  
**Seconded by Tammy Spetz. Vote was unanimous.**

Silver Springs Garden Homes  
Homeowner's Association  
Board Meeting – Jan 16, 2019

Closed Session

The meeting was called to order by Ron Baird 11 am. In attendance were Ron Baird, Bev Sass, Russ Haslow and Tammy Spetz.

Ron signed the 1099 for the Ricketts, landscapers, that included the supplies used.

We need to check on the status for the foreclosure of 650. They owe the special assessment, dues from July 2018 and the interest accumulated. Plus any expenses for having the backyard cleaned up.

Concerning the annual dues, everyone should be using ACH or paying for the entire year. Ron will draft a letter to send to all those that have not paid for this year.

Renter should always address any HOA issues with the landlord, not the HOA Board. A copy of the paragraph addressing this should be included in the agenda for the Feb meeting.

Meeting adjourned at 11:35 am.

Respectfully submitted,  
Bev Sass,  
Secretary, Silver Springs HOA  
Jan 16, 2019

**Silver Springs Garden Homes Homeowners Association Inc.  
Board Meeting Agenda – February 19, 2019, 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 January 16, 2019 Board meeting.

**Motion: Approve the Minutes for the January 16, 2019 meeting.**

**Motion by \_\_\_\_\_, Seconded by \_\_\_\_\_. Vote was \_\_\_\_\_.**

- II. **Treasurer's report as of January 31, 2019.**

The Association has two bank accounts located at State Bank of Arizona and certificates of deposit with Edward Jones & Co.

Checking account balance:	\$17,154.41
Savings account balance:	\$ 3,639.01
CD's:	<u>\$31,070.20</u>
Total:	\$51,863.62

Purchased CD in February: \$10,000.

**Motion: Accept the Treasurer's report as presented.**

**Motion by \_\_\_\_\_. Seconded by \_\_\_\_\_. Vote was \_\_\_\_\_.**

- III. **Committee reports:**

**Architectural committee:**

1.) Wall painting.

2.) Gravel.

**Finance committee:**

1.) Wall painting.

- IV. **Old Business:**

1.) Revision of CC&Rs.

2.) Audit.

**Silver Springs Garden Homes Homeowners Association Inc.  
Board Meeting Minutes – February 19, 2019, 1:00 p.m.**

**Call to Order:** 1:03 p.m. MST. Directors present were Ron Baird, Tammy Spetz, Russ Haslow and Bev Sass.

**Quorum count:** 13 members present. Homeowners in attendance were: Diane Tigard, Bev Malizia, Roy Manns, Bud and Loma Jenkins, Evelyn Jacobson, Pat Eurkaitis, Len Serdar, Carol Rada, Kay Beddall, Ron and Wendy Mills, Chuck Adelman, Shirley Emshwiller and Bev Thielke.

- I. **Secretary's report:** Review Minutes for the January 16, 2019 Board meeting.

**Motion: Approve the Minutes for the January 16, 2019 meeting.**

**Motion by Russ Haslow, Seconded by Ron Baird. Vote was unanimous.**

- II. **Treasurer's report as of January 31, 2019.**

The Association has two bank accounts located at State Bank of Arizona and certificates of deposit with Edward Jones & Co.

Checking account balance:	\$17,154.41
Savings account balance:	\$ 3,639.01
CD's:	<u>\$31,070.20</u>
Total:	\$51,863.62

Purchased CD in February: \$10,000.

**Motion: Accept the Treasurer's report as presented.**

**Motion by Tammy Spetz. Seconded by Russ Haslow. Vote was unanimous.**

- III. **Committee reports:**

**Architectural committee:**

- 1.) Wall painting along 6<sup>th</sup> Street. The HOA will purchase the paint and Russ has volunteer owners to do the work.
- 2.) Gravel. The HOA will purchase gravel to fill in along 6<sup>th</sup> Street after the painting is complete.

**Finance committee:**

- 1.) The priorities are Wall painting along 6<sup>th</sup> Street and irrigation maintenance.

- IV. **Old Business:**

- 1.) Revision of CC&Rs. We have been advised to not revise our CC&Rs since it is so difficult to get a 100% approval from homeowners.
- 2.) Audit. Ron has one more accountant to check with, but everyone we have been referred to is too busy with taxes.

Silver Springs Garden Homes  
Homeowner's Association  
Board Meeting – Feb 19, 2019

Closed Session

The meeting was called to order by Ron Baird 1:45 pm. In attendance were Ron Baird, Tammy Spetz, Russ Haslow and Bev Sass.

The minutes from the February 7 closed meeting were amended with an update for the cost of copies.

**Motion: Approve the Minutes for the February 7 closed meeting with amendments.**

**Motion by Tammy Spetz. Seconded by Russ Haslow. Vote was unanimous.**

Ron wrote a letter in response to Sherry Sievers' request for financial reports and minutes. It was sent Feb 9 certified and was received but there has been no response.

Ron is waiting for a letter from Champion Mortgage, mortgage company for 650, to verify that the company that contacted us is really working with them.

Russ is going to contact Gary Jacobson for his review of the annual assessment section of our CC&Rs.

At 2:09 pm, Russ made the motion to adjourn, Ron seconded it and the vote was unanimous.

Respectfully submitted,  
Bev Sass,  
Secretary, Silver Springs HOA  
Feb 19, 2019

**Silver Springs Garden Homes Homeowners Association Inc.  
Board Meeting Agenda – May 6, 2019, 2:00 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 February 19, 2019 Board meeting.

**Motion: Approve the Minutes for the February 19, 2019 meeting.**

**Motion by \_\_\_\_\_, Seconded by \_\_\_\_\_ . Vote  
was \_\_\_\_\_.**

- II. **Treasurer's report as of April 30, 2019.**

The Association has two bank accounts located at State Bank of Arizona and certificates of deposit with Edward Jones & Co.

Checking account balance:	\$ 4,926.12
Savings account balance:	\$ 3,641.20
CD's:	<u>\$ 41,077.63</u>
Total:	\$ 49,644.95

Purchased CD in February: \$10,000.

**Motion: Accept the Treasurer's report as presented.**

**Motion by \_\_\_\_\_ . Seconded by \_\_\_\_\_ . Vote was  
\_\_\_\_\_.**

- III. **Committee reports:**

**Architectural committee:**

- 1.) Replacement of dead oleander behind Bev's and Cindy's house with a shade tree.
- 2.) Additional gravel along 6<sup>th</sup> Street?

**Finance committee:**

- 1.) Status of road work.

**Social committee:**

- 1.) We had a wonderful potluck and social time April 13<sup>th</sup>. Thank you to Julie and Len Serdar for organizing it and to all who attended.

- IV. **Old Business:**

- 1.) 650
- 2.) Silver Springs Wash agreement update.

Silver Springs Garden Homes  
Homeowner's Association  
Board Meeting – Apr 8, 2019

Closed Session

The meeting was called to order by Ron Baird 2:03 pm. In attendance were Ron Baird, Tammy Spetz, Russ Haslow and Bev Sass.

Discussed filing a lien against 650 since it is going to be sold June 28 in Prescott. There was no response to the letter Ron sent to Champion Mortgage. He will send it again certified. Ron will also do some research on the subject.

Ron spoke with Morgan Scott about allowing the Wash CD to be purchased outside the City limits. Morgan wanted to make it a joint account, but we would not agree to that unless they took joint responsibility for maintaining our Wash property.

It's really an escrow account so should we title it 'Silver Springs Wash Escrow Acct, % Silver Springs HOA'? We should have been sending monthly statements to the City from day one. Ron sent one for February. Bev needs to figure out how to send one ongoing. Ron wants the current CD that matures April 9 to be rolled into a 30 CD.

The next City meeting is April 17, we'll see what is proposed.

Ron wants to increase the dues with the cost of living as specified in the CC&Rs. We will see what the resource committee provides with estimates of future costs.

Meeting ended about 3 pm.

Respectfully submitted,  
Bev Sass,  
Secretary, Silver Springs HOA  
Apr 8, 2019



**Silver Springs Garden Homes Homeowners Association Inc.**  
**Board Meeting Minutes – May 6, 2019, 2:00 p.m.**

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

**Quorum count:** 11 members present. Homeowners in attendance were: Bev Malizia, Roy Manns, John Marzeha, Cindy Norman, Kay Beddall, Ron and Wendy Mills, Loma Jenkins and Brenda Mullins.

**I. Secretary's report:** Review Minutes for the February 19, 2019 Board meeting.

**Motion: Approve the Minutes for the February 19, 2019 meeting.**

**Motion by Ron Baird, Seconded by Russ Harlow. Vote was unanimous.**

**II. Treasurer's report as of April 30, 2019.**

The Association has two bank accounts located at State Bank of Arizona and certificates of deposit with Edward Jones & Co.

Checking account balance:	\$ 4,926.12
Savings account balance:	\$ 3,641.20
CD's:	<u>\$ 41,077.63</u>
Total:	\$ 49,644.95

Purchased CD in February: \$10,000.

**Motion: Accept the Treasurer's report as presented.**

**Motion by Russ Haslow. Seconded by Tammy Spetz. Vote was unanimous.**

**III. Committee reports:**

**Architectural committee:**

- 1.) Replacement of dead oleander behind Bev's and Cindy's house with a shade tree. The oleander has been cut back to see if it recovers in two weeks.
- 2.) Additional gravel along 6<sup>th</sup> Street. Randy and Jan can be hired to spread the gravel. Russ will help and Ron Mills offered to help also.
- 3.) Front yard watering will be increased at the end of the month.

**Finance committee:**

- 1.) Status of road work. The road work is still scheduled for the end of May. Dirt was left on the road after a water leak was repaired by the City at 635. The City clean that before the road work is done.

**Social committee:**

- 1.) We had a wonderful potluck and social time April 13<sup>th</sup>. Thank you to Julie and Len Serdar for organizing it and to all who attended.

Silver Springs Garden Homes  
Homeowner's Association  
Board Meeting – May 6, 2019

Closed Session

The meeting was called to order by Ron Baird 2:45 pm. In attendance were Ron Baird, Tammy Spetz, Russ Haslow and Bev Sass.

The Closed Session minutes from February 19 and April 8, were both approved.

Monthly Wash CD statement for the City. Bev will have the bookkeeper change the name of the Reconciliation Report for the Wash CD to 'Silver Springs Wash CD', which shows the interest earned and then that will be sent to the City.

604 – Russ had an approval form from Kristy who wants work done behind her wall in front of the house. This area is always maintained by the homeowner. Russ will call her and explain that.

634 – A plant was removed from their yard and they purchased a plant to replace it. Russ will have the check for her and require a receipt.

A second letter needs to be sent to Raylene about her overpayment. If in June she does not pay the correct amount we will move the \$4.50 to Misc Income.

A letter needs to be sent to Lisa Burris (647) about paying the last \$100 of the special assessment.

Meeting ended about 3:30 pm.

Respectfully submitted,  
Bev Sass,  
Secretary, Silver Springs HOA  
May 6, 2019

**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>
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
1010 · Mohave Bank Checking #4147	2,852.75	4,026.32	-1,173.57
1081 · 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
1008 · Edward Jones - Road Work CD	4,000.00	0.00	4,000.00
<b>Total Checking/Savings</b>	<u>37,558.14</u>	<u>36,083.67</u>	<u>1,474.47</u>
<b>Accounts Receivable</b>			
1200 · Home Owners Fees Receivable	4,300.00	375.00	3,925.00
<b>Total Accounts Receivable</b>	<u>4,300.00</u>	<u>375.00</u>	<u>3,925.00</u>
<b>Total Current Assets</b>	<u>41,858.14</u>	<u>36,458.67</u>	<u>5,399.47</u>
<b>TOTAL ASSETS</b>	<u><u>41,858.14</u></u>	<u><u>36,458.67</u></u>	<u><u>5,399.47</u></u>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Long Term Liabilities</b>			
2500 · Wash Loss Contingency	15,000.00	15,000.00	0.00
<b>Total Long Term Liabilities</b>	<u>15,000.00</u>	<u>15,000.00</u>	<u>0.00</u>
<b>Total Liabilities</b>	<u>15,000.00</u>	<u>15,000.00</u>	<u>0.00</u>
<b>Equity</b>			
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
<b>Total Equity</b>	<u>26,858.14</u>	<u>21,458.67</u>	<u>5,399.47</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>41,858.14</u></u>	<u><u>36,458.67</u></u>	<u><u>5,399.47</u></u>

SSHOA Budget	2019		Monthly	Annual
<u>INCOME</u>				
	4000	HOA Dues	3,075.00	36,900.00
	4025	Interest: Reserve Maint. CD		
	4030	Interest: Wash CD		
	4052	Interest: Reserve Savings		
	4055	Interest on Late Payments		
	4080	Misc. Income		
TOTAL INCOME			3,075.00	36,900.00
<u>EXPENSES</u>				
Routine Maintenance	5000			
	5030	Landscaper	2,000.00	24,000.00
	5035	General Maint & Supplies	100.00	1,200.00
	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	-	-
Professional Fees	6500			
	6550	Bookkeeper	150.00	1,800.00
	6575	Annual Reports & Tax Prep	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	167.00	2,000.00
	6650	RE Tax - Common Areas	5.00	60.00
	6655	Federal Income Tax	-	-
Utilities	6700			
	6725	Electricity	75.00	900.00
	6750	Water	125.00	1,500.00
			2,743.42	32,917.00
Reserve Set-aside	6999		331.58	3,983.00
TOTAL EXPENSES			3,075.00	36,900.00
<u>NET INCOME/LOSS</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

**Silver Springs Garden Homes Homeowners Association Inc.**  
**Board Meeting Agenda – January 16, 2019, 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 December 6, 2018 Board meeting.**

**Motion: Approve the Minutes for the December 6, 2018 meeting.**

**Motion by \_\_\_\_\_, Seconded by \_\_\_\_\_. Vote was \_\_\_\_\_.**

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

The Association has two bank accounts and a CD located at State Bank of Arizona and certificates of deposit with Edward Jones & Co.

Checking:	\$2,852.75
Savings:	\$3,638.39
Wash CD (SBof A):	\$15,067.00
CDs:	
Road (EJ&Co.):	\$4,000.00
Reserves (EJ&Co.):	\$12,000.00
Total Cash assets:	\$37,558.14

Expenses for Dec: \$3,596.25

Unrestricted Cash: \$2,852.75

Update on Wash CD.

**Motion: Accept the Treasurer's report as presented.**

**Motion by \_\_\_\_\_. Seconded by \_\_\_\_\_. Vote was \_\_\_\_\_.**

**III. Committee reports:**

**Architectural committee:**

- 1.) Review meeting with County Agent regarding the large sycamore tree in central park and decision-making about trimming it.
- 2.) Triangle lot. 'No Trespassing' signs with the proper A.R.S. quoted, have been installed around the Silver Springs wash area.
- 3.) Such other business as the Architectural committee may have for the Board to review.

**Silver Springs Garden Homes Homeowners Association Inc.**  
**Board Meeting Minutes – January 16, 2019, 1:00 p.m.**

**Call to Order:** 1:03 p.m. MST. Directors present were Ron Baird, Tammy Spetz, Bev Sass, and Russ Haslow.

**Quorum count:** 14 members present. Homeowners in attendance were: Bev Thielke, Pat Eurkaitis, Dianne Tigard, Bev Malizia, Evelyn Jacobson, Chuck Adelman, Lougene Baird, Carol Rada, Bill and Shirley Emshwiller, Julia Serdar, and Ron and Wendy Mills.

- I. **Secretary's report:** Review Minutes for the December 6, 2018 Board meeting.

**Motion: Approve the Minutes for the December 6, 2018 meeting.**

**Motion by Russ Haslow, Seconded by Ron Baird. Vote was unanimous.**

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

The Association has two bank accounts and a CD located at State Bank of Arizona and certificates of deposit with Edward Jones & Co.

Checking:	\$2,852.75
Savings:	\$3,638.39
Wash CD (SBoF A):	\$15,067.00
CDs:	
Road (EJ&Co.):	\$4,000.00
Reserves (EJ&Co.):	\$12,000.00
Total Cash assets:	\$37,558.14

Expenses for Dec: \$3,596.25

Unrestricted Cash: \$2,852.75

Wash CD - Morgan Scott from the City said the proposal to allow SSHOA to move the Wash CD to a higher interest-bearing CDs will be worked on at the Council Working Session scheduled for February 12<sup>th</sup>. After that, it should be ready for a public meeting. We have purchased a 3 month CD so the money would be available to invest at a higher rate of return after that.

**Motion: Accept the Treasurer's report as presented.**

**Motion by Tammy Spetz. Seconded by Russ Haslow. Vote was unanimous.**

- III. **Committee reports:**

**Architectural committee:**

- 1.) Review meeting with County Agent regarding the large sycamore tree in central park and decision-making about trimming it. The decision has been made to trim the tree instead of removing it.
- 2.) Triangle lot. 'No Trespassing' signs with the proper A.R.S. quoted, have been installed around the Silver Springs wash area.
- 3.) Such other business as the Architectural committee may have for the Board to review.

- IV. **Old Business:**

Payment of 2019 Annual Assessments are due by January 31, 2019. If last year you were paying your dues monthly, a check or cash is no longer acceptable. Any checks received will be returned.

2019 MEMBER SIGN-IN

House	Last Name	First Name	Voted	Attend	Signature
600	BARIBEAU	LEROY & PADDY	X		
601	VEENIS	DAWNE	X		
602	BEDDALL	KAY	X		
603	HARWELL	MARGE	X	X	Margie Harwell
604	OSSELAER	KRISTY			
606	CROWTHER	TIM & JESSIE			
608	HASLOW	RUSS & JUDY	✓		Russ & Judy Haslow
609	RADA	CAROL	X		
610	VIOTTI	DINO			
611	SENGER	LU			
612	MALIZIA	STEVE & BEVERLY	X	✓	Beverly Malizia
613	TIGARD	KEN & DIANNE	X	✓	Dianne Tigard
614	YORK	JUDY	X		
615	MANZELLA	GERI			
616	CALDWELL	BILL & PATTY			Bill Caldwell
617	SASS	BEVERLY			Be Sass
618	SERDAR	LEN & JULIE			Len Serdar
620	TAYLOR	RAYLENE			
621	HAGBERG	CAROL			
622	BROWN	MAX & SUSAN			
624	EGGERS	VINCENT			
626	VAN WINKLE	PAM			
628	LERUM	BRUCE & TERRIE	X		
629	NORMAN	CYNTHIA			
630	CHIN	SUSAN	X		
631	BAIRD	RON & LOUGENE			R Baird
632	ADELSMAN	CHARLES	X		Charles Adelman
633	MILLS	RON & WENDY	✓		Wendy Mills
634	SIEVERS	GARY & SHERRY			
635	JACOBSON	EVELYN	X		Jacobson
636	THIELKE	ALDON & BEVERLY	X		Beverly Thielke
637	MANNS	ROY	X		
638	NEWTON	JEANNE			
639	JENKINS	BUD & LOMA	X	✓	Bud Jenkins
640	GRACE	SUSAN	X		
642	MESTAS	VICTORIA			
643	BUZONAS	NANCY	X		
644	EURKAITIS	LARRY & PAT	X	✓	Pat Eurkaitis
646	SPETZ	TAMMY		✓	Tammy Spetz
647	BURRIS	LISA			
648	BRIGHAM	NICOLE & KRISTOPHER			
651	BILLS	LOREN & LYNNE			
652	EMSHWILLER	WILLIAM & SHIRLEY	X		
654	ALLEN	FAY & RENNIE	X		Fay C. Allen



**SILVER SPRINGS GARDEN HOMES**  
**HOME OWNERS ASSOCIATION ANNUAL MEETING NOTICE**  
March 2, 2019

Home Owners  
Silver Springs Garden Homes  
Cottonwood, AZ 86326

Subject: 2019 Annual Meeting

Dear Members,

Silver Springs Garden Homes Homeowners Association is holding its Annual Members Meeting on Saturday, March 30, 2019 at 1:00 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. Please put the small, unmarked envelope containing your ballot, in the envelope provided with your house number, name printed and signature. If you are attending the meeting, please bring your completed envelope to the meeting. If you are unable to attend, please return your completed envelope to 617 Silver Springs Circle by March 29.

We will be holding an election for the Secretary 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, Bev Sass has 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.

If you would like anything added to the agenda, please email us at [sshoaaz@gmail.com](mailto:sshoaaz@gmail.com) or call Bev by March 20.

We will distribute an Agenda, Budget, Profit and Loss Statements and Balance Sheets at the meeting. If you would like any of these ahead of the meeting, please request them by March 20.

Please be prompt, we have a lot of information to share and business to conduct.

Thank you,

SSHOA Board of Directors  
Ron Baird, President '20  
Tammy Spetz, Vice President '21  
Bev Sass, Secretary '19

**AGENDA**  
**SSHOA Annual Meeting**  
**March 30, 2019**

Owner introductions

Approval of the 2018 Annual Meeting minutes

Review of the Financial Reports, Budget and Audit

Report of the Homeowners committee review of the financials.

Audit Committee – Home Owner comments      March 15, 2019

Carol Rada and Lougene Baird

Observations and/or Recommendations:

1. Budget more money for irrigation water based on general overall increase in water rates.
2. Noticed a sales tax was charged on the road seal but not on the paving portion. Will this have to be paid at some point in future?
3. CPA said Quicken will work for SSHOA just as well as QuickBooks.
4. The transfer of money between checking, savings and invests is well documented and transparent.
5. Create a list of fixed assets, put a value on those assets and include in the accounting. Then decide the depreciation schedule for each asset. Assets should include street, walls, vegetation and irrigation system. This will help in projecting future need for assessments and budgeting.
6. Track a list of capital improvement in addition to fixed assets. List where new vegetation is planted using HOA money. Example: did the homeowner pay for a tree/shrub or did the HOA.
7. Learned an HOA does not have to submit a Balance Sheet with IRS return. However, we strongly recommend the yearend P/L and Balance sheet be placed in the HOA file with a along with the copy of the return.

President's Comments

Thanks to everyone for the great support during the past 9 months.

Completed 2018 projects –

- Tree trimming

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

**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 2:12 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 30, 2019

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The annual meeting was called to order by President Ron Baird at 1:00 pm. The meeting had a quorum with 16 homeowners in attendance and 11 absentee votes. The SSHOA Bylaws define a quorum for the Annual Meeting as 5% of the memberships present.

Everyone introduced themselves by name and house number.

Ron asked if there were any questions about last year's annual meeting minutes. There were none and the motion was made to approve the minutes by Marge Harwell, it was seconded by Tammy Spetz and approved by those present.

Lougene Baird as a member of the audit committee, reviewed the audit summary.

**Observations and/or Recommendations:**

1. Budget more money for irrigation water based on general overall increase in water rates.
2. Noticed a sales tax was charged on the road seal but not on the paving portion.  
Will this have to be paid at some point in future?
3. CPA said Quicken will work for SSHOA just as well as QuickBooks.
4. The transfer of money between checking, savings and invests is well documented and transparent.
5. Create a list of fixed assets, put a value on those assets and include in the accounting. Then decide the depreciation schedule for each asset. Assets should include street, walls, vegetation and irrigation system. This will help in projecting future need for assessments and budgeting.
6. Track a list of capital improvement in addition to fixed assets. List where new vegetation is planted using HOA money. Example: did the homeowner pay for a tree/shrub or did the HOA?
7. Learned an HOA does not have to submit a Balance Sheet with IRS return. However, we strongly recommend the yearend P/L and Balance sheet be placed in the HOA file along with the copy of the return.

The idea of adding fixed assets and depreciation to the financial reports was discussed to help plan expenses in the future and to show that we have real value in the trees, central park, walls and road. In addition, capital improvements should be documented such as plants purchased by the HOA.

Several owners thought we should increase the annual assessment but others thought the time was not right since we just had a special assessment of \$500. After the Resource Committee meets to define future spending, the Board will then analyze if and/or when the amount of dues increase is required.

**AGENDA**  
**SSHOA Annual Meeting**  
**March 30, 2019**

Owner introductions

Approval of the 2018 Annual Meeting minutes

Review of the Financial Reports, Budget and Audit

Report of the Homeowners committee review of the financials.

Audit Committee – Home Owner comments      March 15, 2019

Carol Rada and Lougene Baird

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President's Comments

Thanks to everyone for the great support during the past 9 months.

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- Tree trimming

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

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**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.
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- 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

9:31 AM

01/03/19

Accrual Basis

**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>
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
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%	15,087.00	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
<b>Total Checking/Savings</b>	<u>37,558.14</u>	<u>36,083.67</u>	<u>1,474.47</u>
<b>Accounts Receivable</b>			
1200 · Home Owners Fees Receivable	4,300.00	375.00	3,925.00
<b>Total Accounts Receivable</b>	<u>4,300.00</u>	<u>375.00</u>	<u>3,925.00</u>
<b>Total Current Assets</b>	<u>41,858.14</u>	<u>36,458.67</u>	<u>5,399.47</u>
<b>TOTAL ASSETS</b>	<u><u>41,858.14</u></u>	<u><u>36,458.67</u></u>	<u><u>5,399.47</u></u>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Long Term Liabilities</b>			
2500 · Wash Loss Contingency	15,000.00	15,000.00	0.00
<b>Total Long Term Liabilities</b>	<u>15,000.00</u>	<u>15,000.00</u>	<u>0.00</u>
<b>Total Liabilities</b>	<u>15,000.00</u>	<u>15,000.00</u>	<u>0.00</u>
<b>Equity</b>			
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	-3,892.42	9,091.89
<b>Total Equity</b>	<u>26,858.14</u>	<u>21,458.67</u>	<u>5,399.47</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>41,858.14</u></u>	<u><u>36,458.67</u></u>	<u><u>5,399.47</u></u>

SSHOA Budget	2019		Monthly	Annual
<u>INCOME</u>				
	4000	HOA Dues	3,075.00	36,900.00
	4025	Interest: Reserve Maint. CD		
	4030	Interest: Wash CD		
	4052	Interest: Reserve Savings		
	4055	Interest on Late Payments		
	4080	Misc. Income		
TOTAL INCOME			3,075.00	36,900.00
<u>EXPENSES</u>				
Routine Maintenance	5000			
	5030	Landscaper	2,000.00	24,000.00
	5035	General Maint & Supplies	100.00	1,200.00
	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	-	-
Professional Fees	6500			
	6550	Bookkeeper	150.00	1,800.00
	6575	Annual Reports & Tax Prep	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	167.00	2,000.00
	6650	RE Tax - Common Areas	5.00	60.00
	6655	Federal Income Tax	-	-
Utilities	6700			
	6725	Electricity	75.00	900.00
	6750	Water	125.00	1,500.00
			2,743.42	32,917.00
Reserve Set-aside	6999		331.58	3,983.00
TOTAL EXPENSES			3,075.00	36,900.00
<u>NET INCOME/LOSS</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

**AGENDA**  
**SSHOA Annual Meeting**  
**March 30, 2019**

Owner introductions

Approval of the 2018 Annual Meeting minutes

Review of the Financial Reports, Budget and Audit

Report of the Homeowners committee review of the financials.

Audit Committee – Home Owner comments      March 15, 2019

Carol Rada and Lougene Baird

Observations and/or Recommendations:

1. Budget more money for irrigation water based on general overall increase in water rates.
2. Noticed a sales tax was charged on the road seal but not on the paving portion. Will this have to be paid at some point in future?
3. CPA said Quicken will work for SSHOA just as well as QuickBooks.
4. The transfer of money between checking, savings and invests is well documented and transparent.
5. Create a list of fixed assets, put a value on those assets and include in the accounting. Then decide the depreciation schedule for each asset. Assets should include street, walls, vegetation and irrigation system. This will help in projecting future need for assessments and budgeting.
6. Track a list of capital improvement in addition to fixed assets. List where new vegetation is planted using HOA money. Example: did the homeowner pay for a tree/shrub or did the HOA.
7. Learned an HOA does not have to submit a Balance Sheet with IRS return. However, we strongly recommend the yearend P/L and Balance sheet be placed in the HOA file with a along with the copy of the return.

President's Comments

Thanks to everyone for the great support during the past 9 months.

Completed 2018 projects –

- Tree trimming

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

**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 2:12 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

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