

## SSOA 2009 Annual Meeting Minutes

August 15, 2009

1. 12:52 President Virginia Carpenter welcomed property owners, introduced the members of the SSOA Board of Directors who were present and Thad Noll from the County Commissioners Office.
2. 12:55 President Virginia Carpenter ask property owners to review and submit changes to the 2008 annual meeting minutes. The minutes were approved without change.
3. 12:58 President Virginia Carpenter presented the financial report and 2009 -2010 budget in the place of Tom Koch, SSOA Treasurer, who was unable to attend. The report was presented in general terms, as copies were not available to the property owners in attendance. The current bank balance, when combining both bank accounts, is approximately \$14,000. The 2009-10 budget project expenditures of \$4,145 with projected income being \$3900. The cost of the annual clean-up was approximately \$1,200.
4. 1:02 - Fences – The individual who requested a discussion on fences was not present at the meeting. The 2008-09 board of directors did not complete the change to the Silver Shekel Covenants concerning fences which was requested by the membership at the 2008 meeting. The difficulty of enforcing the Silver Shekel Covenants was discussed, as the covenants are required to be enforced by individual property owners on each of the three filings. One individual present at the meeting felt the SSOA Board of Directors could enforce the covenants in the place of an individual owner. A change to the covenants could still be made regarding fences with the inclusion of a “grandfather” clause addressing fences which have been constructed in the Silver Shekel Subdivision in violation of the current Silver Shekel Covenants.
5. 1:09 – Light Pollution. A request was made by a property owner to discuss the use of outside lighting after dark. Consensus was reached that each property owner should reduce the use of outside lighting as much as possible and that problems which arise over outside lighting should be discussed between the property owners involved. It was also mentioned there is a county ordinance which restricts the type of lighting which can be used in certain situations. Additionally, in some instances, the problem may be solved by changing the type of lighting which is causing the complaint at the complainant’s expense.
6. 1:15 – Removal of dead trees. A problem has developed over the failure of some property owners to remove trees which have fallen victim to the Pine Bark Beetle plague. The problem is primarily concerning dead trees which are close enough to buildings to fall on them, damaging them and possibly causing injury to individuals or animals which may be inside. At least one individual has refused the request of his neighbor to remove dead trees from his property which are a threat to the neighbor’s home. The possibility of writing an addition to the Silver Shekel Covenants to address this issue was discussed. In view of the problem with enforcing Silver Shekel Covenants, it was suggested that the SSOA Board of Directors approach the County Commissioners and request them to enact a county ordinance to address this issue. The approach to be used to remedy this problem was left to the discretion of the Board of Directors.
7. 1:29 – FairviewBlvd/Hwy 9 intersection. President Carpenter introduced Thad Noll of the Summit County Commissioners Office to discuss the method of traffic control to be installed at this intersection. Although CDOT will make the final determination as to the traffic control method to be installed, the county commissioners are encouraging the installation of a roundabout. The reasons given were a roundabout is cheaper to install and maintain, allows the passage of more traffic and is safer than a traffic light. There were many items discussed in relation to this issue and Mr. Noll indicated there would be public meetings scheduled to gather input from all concerned members of the public before the decision is made. The date of the construction of a roundabout or a traffic light will be determined based on the availability of construction funds.
8. 1:59 Election of new board members. There are 4 vacancies on the SSOA Board of Directors. The individuals elected to fill three of these vacancies are: Morgan Gunson, 1<sup>st</sup> filing; Craig Lukos, 1<sup>st</sup> filing and Tom Gonsoulin, 2nd filing. One position will remain open. (Note – the status of the current ten members of the SSOA Board of Directors is as follows: beginning their first year of a three year term on the board are Tom Gonsoulin, Morgan

Gunson and Craig Lukos; beginning their second year of a three year term on the board are Loren Goodheart, David Gray and Wayne Randall; beginning their third and final year of a three year term on the board are Michael Joannides, Molly Lee, Norman Prince and Ken Taylor.)

9. 2:11 Mailboxes – The issue of adding an additional mailbox facility was raised. The cost to the association, which will be reimbursed as property owners buy individual boxes, is approximately \$2,000. The board of directors must approve the expenditure and a space must be allocated by county representatives adjacent to the established mailbox facilities at the entrance to the subdivision.
10. 2:21 - Animal Control – the issue of domestic animals, primarily dogs, running free in the subdivision was raised. Suggestions made were to call county animal control, talk to the owner of the animal and request that it be contained or exercised on a leash and to direct animal control to the home where the animal resides.
11. 2:25 – The motion to adjourn was approved.