

SSOA 2013 Annual Meeting Minutes
August 17, 2013

COMMENCE: 12:33 PM

1. Darrel Baker welcomed attendees and introduced SSOABOD members - Darrel Baker, President (3rd year, 1st filing), Craig Lukos, Vice-President (1st year, 1st filing), Ken Taylor, Treasurer (3rd year, 1st filing), Eric Chapin (3rd year, 3rd filing), Loren Goodheart (3rd year, 2nd filing), Michael Joannides (3rd year, 3rd filing), Molly Lee (3rd year, 1st filing), Ken Mace (3rd year, 1st filing), Dr. David Gray (2nd year, 2nd filing) and Richard Rafferty (1st yr., 3rd filing) . Board members Erik Chapin, Molly Lee and Ken Mace were unable to attend the meeting.
2. The following recognitions were made by the President:
 - thanks to Loren and Clarene Goodheart for hosting the annual meeting (for the last several years) and for buying and preparing most of the food.
 - Virginia Carpenter, former SSOA president, was in attendance and was recognized.
 - Bob Chaplin, former SSOA board member, was in attendance and was recognized.
 - Verne Plath, former SSOA board member, was in attendance and was recognized.
 - Ken Taylor (Treasurer) was recognized for the great job he has done in accomplishing his duties as treasurer.
3. The 2012 SSOA Annual Meeting minutes were reviewed and approved. Each attendee was provided with a copy of the 2012 minutes for their review.
4. The Treasurers Report and proposed 2014 SSOA budget were presented by Ken Taylor and approved by the attendees. The documents presented were the 2013 Profit and Loss statement through July 31st, the 2013 balance sheet through July 31st and the proposed 2014 SSOA budget. The treasurer's report and 2014 budget were approved by attendees.
5. Eight Board of Directors positions were vacant due to the expiration of seven board member's 3 year terms and one resignation. The members of the board of directors with time remaining on their current 3 year term are Dr. David Gray, Richard Rafferty and Craig Lukos. Board of director members who had completed their 3 year term but were reelected to a new three year term are Ken Mace, Loren Goodheart and Michael Joannides. New members of the board of directors who were elected to their first 3 year term are Tom Ohlmacher and Arthur Albin.
6. The proposed changes to the Silver Shekel Covenants were discussed. The discussion concerning each proposed change was as follows:

- Dissolving the SSOA and abolishing any and all existing SSOA covenants were discussed but were not approved.
 - Enforcement. The property owners attending the meeting concurred with the recommended change to the protective covenants regarding enforcement. Additionally, it was recommended that the imposition of fines be a step in the new enforcement procedure. Agreement was reached that a property owner who is in violation of the protective covenants should first receive a letter from the SSOA defining the covenant violation and stating the requirement to remediate the violation. If remediation does not occur within the specified time limit the property owner should be fined by the SSOA before the initiation of legal proceedings at small claims court. It was agreed that the board should consider institution of a schedule of fines to address covenant violations in the revised proposed covenants if such practice has been shown to be more effective than immediately going to small claims court.
 - Fences. The recommended change to the current fence prohibition in the SSOA Protective Covenants was approved. The property owners present felt they understood the definition of "front yard" but the inclusion of the definition in the new policy should be a legal decision. The attendees felt that solid fences should be prohibited and that a clearer definition of allowable type and size fencing materials should be included. Prior approval of fences was discussed but was not presented for a vote.
 - Trees/Natural Environment. Many areas concerning the new fire abatement addition to the protective covenants were discussed. The areas of requiring a defensive perimeter, annual lot inspections and becoming a fire wise subdivision were discussed by not put to a vote. The proposed addition to the protective covenants was approved with some additions to be considered. The attendees felt the term "fire season" should be specifically defined. The attendees also felt the board should consider a separate cleanup day specifically for removal of dead trees, slash and other fire fuels from the neighborhood. Also, residents should be informed they can burn slash, with the approval of the Red, White and Blue Fire Department, during wet periods when there is little danger of the fire spreading.
7. The consolidation of the protective covenants of all three Silver Shekel filings was approved by the property owners attending the meeting. The disposition of the sanitation portion of the 3rd filing protective covenants should be determined under legal review. It could be eliminated or it could be added to the consolidated protective covenants for all three filings.
8. The motion to adjourn was made, seconded and approved at 2:00 pm.

