

**MINUTES OF THE MEETING
OF THE SPRINGS HOA BOARD
15 FEBRUARY 2017**

President Roland called the meeting to order at 10:02 am.

Members present: Freeman, Hoppensteadt, Roland, Shanus.

Minutes of the meetings of 19 January 2017 and 28 January 2017 were approved.

Roland asked that the formal meeting agenda be amended so that the most pressing business could be addressed first. The members of the Board agreed upon assignments as liaisons to the various HOA standing committees, as follows:

ARC	Freeman	RFC	Hoppensteadt
Finance	Hoppensteadt	Security	Shanus
Firewise	Ish	Social	Roland
IRC	Freeman	SBG	Ish
Nominating	Roland	Web	Ish

Hoppensteadt will continue to supervise Shaun Smith. Charlie Ryan is vice chair of ARC and Donna Freeman will be secretary of ARC.

Freeman asked about putting HOA committee meetings on The Springs web page calendar. There was general discussion of how this is done for rentals of the clubhouse. There has been no policy on committees recording their meeting dates at the clubhouse. It was agreed that committees might well do this if they have regularly scheduled meetings. Otherwise, it did not seem necessary as yet to require it. There do not appear to be enough meetings at the clubhouse to create conflicts.

At this juncture, the Board went into executive session for a confidential discussion. The Board returned to open session when that discussion was completed.

Roland called for committee reports. Freeman reported for the ARC that three homes were currently under construction. Some problems were experienced with one home site, where mud was being tracked onto the roadway and work vehicles were crowding the shoulder of the road or the roadway itself. It was agreed to handle such problems, which are occasionally unavoidable, on a case-by-case basis.

Freeman reported that skid marks on Palisade Drive were being caused by youths skate-boarding down the hill. It was agreed that this represented a security concern, as to how the youths gained entrance to The Springs, and a liability issue should they be injured on Springs property. Shanus will investigate.

Hoppensteadt reported that Firewise had received \$3,800 reimbursement for its 2016 activities.

Roland expressed his concern about the deteriorating condition of the tennis courts. It was agreed to take action this calendar year. Roland will call Donnie Apple, who earlier agreed to examine the tennis courts and obtain his advice. Hoppensteadt will check with Matney and with Geo-Hydro, a company previously hired for road analysis. The issue will go onto the Action List.

Roland introduced two proposals from the Social Committee. A message from Ken Vander Schaaf was circulated, proposing purchase of two outdoor heaters to support dining on the clubhouse porch in cool weather. The purpose of this action was to expand the space available for Springs social events, since the 2016 holiday party had approached the limit of 100 people allowed inside the clubhouse. Hoppensteadt and Shanus expressed concerns about propane heaters stored at the clubhouse. The proposal is referred to the Recreational Facilities Committee. Shanus suggested fixed, electric heaters as a safer option.

The Social Committee also suggested a propane grill for the clubhouse. The same concerns for safety were voiced. This issue is also referred to the Recreational Facilities Committee.

The Board considered the proposal made by Tom Shepler at the annual meeting to cancel the phone service at the clubhouse and discontinue its security contract. He noted the increased security that can be expected from the cameras to be installed at the front gate. The Board concluded that it wanted to keep the clubhouse security contract and phone service, which also provides notice of inadvertent door openings or vandalism at the clubhouse. Hoppensteadt will review the cost of all telephone service paid for by The Springs.

A suggestion to seek the opening of the fire tower on Springs property on a day when Springs residents might go up to take in the view was rejected by the Board. The Forest Service that controls the tower requires its own personnel to use harnesses when climbing the tower; it is not conceivable that they would allow the public to use it. It was also suggested that The Springs install a bocce ball court. The proposal was referred to the Recreational Facilities Committee.

Hoppensteadt raised the issue of who should receive the monthly report provided by Cedar Management. A small part of it is confidential, but the rest could well be shared with all Board members. Hoppensteadt will check with Cedar Management on providing screened copies of the report to Board members.

Freeman asked about the number of open meetings each year. In 2016, the Board agreed to three open meetings a year. It was agreed to revisit the question in the fall.

Freeman asked about how close we came to a quorum at this year's annual meeting. We were 29 votes short. It was agreed we could probably get the necessary votes and proxies at next year's meeting. We would use a quorum to change the meeting time of the annual meeting and perhaps to change the schedule of the annual meeting and the rotation of the Board officers. It might also be possible to join the state HOA convention. It was agreed to consult with our lawyers about the advantages and disadvantages of joining the convention.

It was agreed to meet next on Thursday, 9 March, at 10:00 am.

Roland adjourned the meeting at 11:28 am.

Respectfully submitted,

Alex Roland
Secretary Pro Tem