

Minutes from the Annual Board Meeting November 2004  
Parley's Park Elementary  
7:00PM

Because there was no quorum at the first attempt of the annual meeting a second meeting was held in November with those present constituting a quorum. Because there were no CC&R changes taking place a majority was not necessary to conduct business.

Jerry opened the meeting welcoming all that were in attendance.

Bonnie Adams suggested we mail only one card with both dates on it since we very rarely have a quorum for our first meetings. This would save money and time. Lynn Cier reported that people usually need reminders and felt that the second mailings were important to get people there.

Voted on new members. Steve Kotsenburg and Skip Dominic will replace Guy Sanderson and Bill Noland on the board.

#### Mailboxes

Board has decided that we don't need a standard design anymore and if you want to change the look of your box you must submit the design to the arch committee and they will approve it.

#### Lakes

The ownership has been transferred to the Master's Assoc. It will cost us some money to clean, repair and maintain them. We are complying with state safety requirements for dams and are having them inspected and letters sent out to people with landscape encroaching on the dams.

Masters owns right of way on the perimeter of the lakes. Can actually request to have some docks removed if they are a hazard or safety issue.

They have hired someone to do water quality testing and create a plan to help us keep lakes healthy.

The county has given us appropriate water rights.

We also must maintain the gate valves to control out flow.

The \$30,000 that the county gave us will most likely be spent on dam issues.

#### LANDSCAPING

Lots of great xeroscaping and good projects over the summer.

Need to continue to let people know they must submit their plans to us for approval.

## PAINTING

If it's the same shad you just need to let us know with a call.

Jerry reported we would need to fix many of our new lights. Vandals have shot them out. An expense not anticipated but Masters has money for it. The light at the end of Silver Springs Dr. is wacky because the photo sensor is pointing the wrong way. It will be fixed.

## Driveway

Most people have fixed problems the rest have until the end of September 2005 to fix. Probably 30% need to be completed.

Matt Lindon reported that Mt. Regional is about to restructure water rates. Citizen committee is doing a good job and increase seems appropriate.

Some trees I lots that are on corners need to be trimmed. Safety hazard.

Garbage cans need to be put in garage or out of sight. Tough issue, need to suggest to homeowners they build or find areas to keep them out of sight.

## Drainage

Old system is backed up. Run off into crawl spaces. Trying to get clarification from county on who is responsible to take care of them.

## Vacant Lots

Not many left but as long as there is not a lot of trash or debris built up, voted to leave in natural state. Doesn't need to mow often. Checked with fire dept. Not too worried about these things as fire hazards.

Meeting adjourned at 8:45 pm