

Silver Springs Master HOA

Nov.21, 2005

Attendance: Jerry Romero - Silver Springs S.F., Anthony Sands - Quail Meadows, Bill Rusconi - Springs, Bruce Emerson- North Shore, Les Carriel- Meadow Wild, Ron Duyker- South Shore, Brenda Lake- Willow bend East, Robyn Bailey - Willow Bend West, Nancy Stanislaw - Park Place, Whit Logan - Meadow Springs, John Buchammer- Ptarmigan, Skip Domenick visitor.

Not present Silver Meadows, Quail Meadows II

1. Budget 2006: Robyn presented the budget that was agreed upon last meeting. 175.00 for dues equal to all members and the special assessment tiered with a base rate of 180.00 (condo owners), 225.00 (single family), 270.00 (lake front). Bill Rusconi voiced that he does not agree with the tiered system. He believes that this gives the lake front owners more rights to the lakes and they belong to all of us so we all should pay equally. Robyn reported that Willow Bend West likes the tiered system and is happy to pay the special assessment to help the lakes and the tennis courts. Willow bend West has only one request and that is to improve the access to the lake by having a dock that they can use. Jerry jumped in and expressed that we have visited these issues several times and that we need to move forward. Les moved to approve the 175.00 dues and the 180.00 based tiered special assessment. Ron seconded the motion. 9 voted yes 2 voted no
The new budget passed and the special assessment will be billed in Jan. The dues will be billed in April as in the past. Ron challenged all other HOA's to reach into their reserve fund, like South Shore, to pay sooner. Jerry is still actively working on our government loan. Anthony added that he would like to see the dues tiered in the future for the annual fees.

2.Lake Update: The lake is below budget so far. We removed 10,000 pounds of gold fish from the lake. The committee has a new view of the drains to move them out vertical further instead of in the dam. The electrical is done, little lake is finished with the aeration, the big lake needs to be hooked up but that will have to wait until spring. Les explained that in Utah 5% can be with held until the project is complete. We owe Buck around 11,000.00 however the project is not finished. Bill motioned to agree with Les and the Lake Committee to pay Buck all but 5%. Brenda seconded the motion. All present were in favor. Brenda asked how we plan to prevent the gold fish problem from happening again. The lake committee explained that they intend to educated kids through some grants.

3. Sun Peak: Brenda explained that Sun Peak needed our support to help stop the new hotel project. There is a proposed hotel project for Sun Peak bigger than the Grand Summit. Public hearing 7:00p.m. Dec. 7, 2005.

Next Meeting Jan. 2006

126 condos
378 S.F.
27 lake front
26 SF
23 small lake
22 SF