



**Silver Springs Master Association Meeting  
Monday, October 20, 2008, 7-8:30 PM  
At Robyn Bailey's House**

**Attendance:** 1) Michael Winer – SSSFHOA, 2) Nancy Samson – Quail Meadows II, 3) Phil Tisovec- Silver Meadows, 4) Allen Durfee – Ptarmigan, 5) Jane Washington – North Shore, 6) Isa Wright – Willowbend East, 7) Whit Logan – Meadow Springs, 8) Steve LoRe (South Shore), 9) Jane Hamilton – Park Place, 10) Rosemary Craighill – Meadow Wild, 11) Anthony Sands – Quail Meadows

**Not In Attendance:** Karen Williams (Willowbend West)

**Proxies:** No proxies given for this meeting

**Visitors:** Stan Kanarowski (South Shore), Ron Duyker (South Shore), Glen Lent (North Shore) Lynn Cier (SSSFHOA), and Robyn Bailey – Manager.

**Meeting began at 7:05p.m.**

**Approval of last meeting Minutes:** Jane Washington asked for approval of last month's minutes and Nancy Samson second the motion all present were in favor.

- Budget:** Anthony Sands suggested that we approve for 2009 a couple of kayaks and canoes. He said that what he is proposing would cost the Masters between \$6,000.00 – \$7,000.00. He said that we would need a fence or a post to attach the boats to he told that he checked with our insurance and that it would cost us about \$100.00 more to add the boats as liability. Nancy said that she wants us to pare down this year and try to handle what we already have not to increase. Allen Durfee said that he agreed with Anthony that boats would be nice for the average homeowner. Jane Hamilton said that she agreed with Nancy. Phil Tisovec added that maybe we should just start out with two boats. Nancy proposed that we allow people to buy the boat themselves and that the Masters look into a rack. Rosemary asked what the difference between playground equipment, tennis courts, and basketball court is than to have boats available for our members. Anthony said that the number one cost is the lakes and he would like to use the lakes better. Ron suggested a rental company. Anthony will get more bids and then post the bids. Glen Lent asked that we consider a connector trail to Ranch Place through the open space North of North Shore. He said that the cost would run around \$6,000.00. Lynn Cier said that the bank would like to see Christmas Lights at our entrances this

year. Anthony Sands agreed that holiday lights would be great and that he would look into sponsors. Nancy Samson added that she would like to propose that we do not add to this year's budget. It was agreed that all of the proposed ideas should be put on the community web site and that we could view them before next meeting. [There was no follow-up and this was not sent to be posted on the web site.]

2. **By-Laws:** Michael explained that after our last meeting he had our legal council send out a letter to Lucy over recording an unsigned document with her affidavit stating that she understood that the MAHOA was originally formed legally and that the recorded Bylaws provide the framework for its governance. Michael had had a long conversation with Lucy on September 15, 2008 and told her he understood her actions. The County Recorder office did correct the error they made when they recorded the Deer Valley property that they accidentally included, but Lucy would not nullify the 1990 Bylaws intended for governance of the 504 properties in the Masters. She responded to the letter by email and stated that she felt she did what was appropriate, necessary, and right for the benefit of the community, she had conferred with six mortgage lenders, five title companies, the County Recorder, the State Real Estate Office, the State Non-Profit Corporation office, a County Commissioner, two attorneys – one from CAI, a state legislator who regularly proposes HOA legislation, and two of the three parties named as signators on the MAHOA Bylaws before she recorded the 1990 Bylaws, and that our legal advice was misguided and wrong. Michael explained that he could not figure out why she would not comply if everything he had been told was really true so he questioned the attorney again. Jim Kennicott amended his advice saying that we are not hurt until it really happens and we have two choices. 1 Do nothing. 2. Seek Legal Council (again from a different attorney?), or Jane Washington asked to add a 3. To amend the recorded Bylaws and/or record the new Bylaws. Ron (speaking out of turn and incorrectly) stated that High Country Title said that a delay could come in and that they would not insure it. Whit Logan added that it would be best if we could record the new Bylaws right next to the unsigned documents. We decided to form a task force to go over line by line the proposed Bylaws and also look at the 1990 documents as well. Steve LoRe volunteered to head this project along with Phil Tisovec and Robyn Bailey. Steve and Lucy corresponded early in November, she requested to be included in this process as she felt it would be wise to include the Utah Code Title 57 (found at [http://le.utah.gov/~code/TITLE57/57\\_08.htm](http://le.utah.gov/~code/TITLE57/57_08.htm)) and guidelines provided by the Community Association Council (CAI) but Lucy was not included in the work. They agreed to have the new document ready by next meeting. They will put it on the community web site as soon as they are finished.

[Since the recording of the MA Bylaws last summer, and to date, there have been nearly 100 recordings in the twelve MA member subdivisions of transfers of title, refinances, reconveyances, deeds and trust deeds, title addendums and agreements, assignments of successor or trust deed, etc...without a single hitch about the recorded Bylaws. The disconcerting, damaging disinformation from some irresponsible MA board members however continues to be spread causing alarm to members throughout our community. This rumor has proved to be a rouse to give Lucy a black eye for her efforts, and to put a cloud on the real issue: that the MAHOA was not being run according to State Non-Profit Corporation rules or the MA Bylaws but instead at the whim of a few long-term MA board members.]

3. **Nov. Meeting:** It was noted that in the 1990 Bylaws that it states that we are to meet the second Wednesday in Nov. for a general meeting. Lucy has had this date on the community web site for several months so are we planning on having this meeting Nov.12 or not. We all agreed that a general meeting was a great idea but that we are not

quite ready for it. We would like to be able to present new Bylaws and a proposal of what waterways the masters is responsible for, see list at <http://www.silverspringscommunity.com/master-association/ma-common-area-parcels/> . All present thought that March might be the best time for the meeting.

4. **Other:** Nancy asked that we bring up the dues structure again the waterways and she requested a special meeting dealing with just waterways and the Masters responsibility. Jane Washington had provided a proposal that she gave to Michael and that was approved by the SSSFHOA and her board, she suggested that maybe we should add a line item for waterways to our budget.
5. **Community Input:** The Community had not been informed about the issues discussed at last months board meeting so no input about the North Shore trail request and Christmas lights was received.
6. **Blue Roof Presentation:** Kevin Deis representing Phillips Edison and Walgreen came to talk about a possible Walgreen at the Blue Roof location. See report and information at <http://www.silverspringscommunity.com/our-community/silver-springs-commercial/blue-roof-rezone-proposal/> Jane Washington stated that we could not and should not vote on or in no way were we to give approval of this project that this is not our roll and that this subject would need to be addressed in a well publicized public meeting. All present agreed we were just listening to the proposal without giving any approvals or suggestions.

Kevin Deis said that they would be a single tenant development. Richard Staples, current owner of this proposal, was open to the Walgreen. Staples lives in Woodland and would not be affected. They were proposing 8,600 square feet on the main level and 3,947 square feet upstairs. They would have 34 parking stalls and 2 wheel chair accessible. The Blue Roof currently is about 3,400 square feet and there are 28 parking spaces. The set backs are 150 feet from HW224 and 30 feet from Silver Springs Dr. Steve asked that if a drive thru were not approved would they still be interested in building. Kevin was not sure. Phil asked about gas tanks and if they would still be selling gas, Kevin said no and that the tanks were new. Phil asked about the elementary school and if there were any problems or rules regarding an elementary school so close to a drug store. Kevin said that it was not a problem.

**Meeting adjourned at 8:30p.m.**

Next meeting Nov 17, 2008

Minutes by Robyn Bailey.

Amended, some content and spelling corrected.