



SSSFHOA Board of Trustee Meeting Minutes July 5, 2011

The meeting, held at St. Luke's Episcopal Church, was called to order at 6:35 p.m. by President Harry Fuller. Present: President Fuller, Vice President Ed Cody, Treasurer Jim Harsch, Secretary Rick Krebs, Member Kristian Mulholland and Bookkeeper Lynn Cier.

Absent: Vote by proxy were trustees Brian Robinson and Tracy Douthett.

Minutes: Vice President Ed Cody moved to accept the June minutes, seconded by trustee Harsch and all voted in favor.

Budget: Non-board member Bookkeeper Cier, speaking for Treasurer Harsch, discussed current budget status. The current bank account for the HOA is about \$36,000 - \$37,000. The association continues to receive dues and now is at a point where notices will start being sent to those who aren't current with dues payment. Overall the account is in pretty good shape.

Architectural Committee: Brian Robinson not present so nothing reported to the board.

CC&R's: Tracy Douthett not present but President Fuller discussed the problem with homeowner Rich Giles on the corner of Ranch Place and East Meadows Drive. Mr. Giles has had a number of complaints levied against him by other homeowners, including Gordon Jones, regarding parking of his boat and construction equipment. President Fuller and Trustee Douthett have tried to contact Mr. Giles without success so the first non-compliance notice will be sent to Mr. Giles.

There are complaints by Park users and neighbors regarding the many vehicles and GreenLeaf maintenance trucks parked throughout the day and weeks at SLS-37 [Bailey] and along the street on the east end of the Park.

Member Mulholland reported to the board that there have been complaints levied against homeowner Chris Marchetti, SLS-145 on Fletcher Court regarding the lack of general upkeep and appearance of his property. Trustee Cody suggested we make another non-compliance notice for issues regarding upkeep of properties. Overnight parking was also discussed and current CC&R Article X Section 9 does not allow overnight parking of automobiles, trucks, trailers, boats, etc. There are many long-term violators of this rule. [Lot 36, Lot 37, Lot 39, Lot 75, Lot 82, Lot 122, Lot 127, Lot 145, Lot 194, Lot 201, and others.] The board agreed this issue should be brought up and discussed with the homeowners at the annual meeting later this year.

Underdrain: Rick Krebs discussed the underdrain and there currently is a water seepage issue at 1418 Willow Lane (Oderheimer) located next to Ranch Place wetlands. Krebs and Bill Noland have reviewed and observed the water seepage and met on-site with a representative of Mountain Regional Water. The seepage could be a number of things so some investigative work was performed to see if we could find any evidence of a culinary waterline leak or an artesian spring. No leak was found but we did find two access manholes for the underdrain system. The plan is to go forward and clean and TV the underdrain line in the area of the water seepage. That way the line will be located and cleaned to assure it is functioning properly. We will also find out if the seepage issue is related to the underdrain system, an

artesian spring, or the wetlands. Currently, the water seepage poses no problems to surrounding properties.

President Fuller discussed insurance options for the underdrain system [this incomplete system was abandoned by vote of the property owners when the county storm drains, sewer lines, and drainage ditches were completed. Also the underdrain was installed on our individual private property therefore it was abandoned because its function siphons off tree and landscape water.] The insurance company is reluctant to insure the association against possible underdrain-caused damage since the HOA does not “own” the system. Even if the HOA took ownership of the system, the insurance would be very expensive. The board discussed the issue and feels we are addressing problems that arise and are making an effort to locate and maintain the underdrain system. The HOA will continue to perform preventative maintenance and build reserves in the budget to handle underdrain problems. [In 1985 the SSSFHOA property owners’ majority voted to abandon the incomplete underdrain system. This vote has been ignored by the proponents of the underdrain, again disenfranchising the majority of property owners.]

Master Assn. Bill Noland discussed the latest items regarding the Master’s Association:

- GayLynn Mooney- [lake view lot owner](#), NorthShore HOA president, is the new president of the Master HOA board of trustees since Bill Noland resigned his position last meeting, June 7, 2011. [This makes the MA a more solidified lake view owners’ organization.] Other [lake view lot owners](#) on the MA board are Jeff Nielsen (Treasurer), James Harsch (Waterways), Eric Fraleigh (Waterways), Les Carriel (Trustee), Robyn Bailey on stream Parcel Q (Manager). The SSSFHOA [lake view lot owner](#) board members are Harry Fuller, Jim Harsch, Rick Krebs, Brian Robinson.]
- The litigation w/Quail Meadows Townhomes is proceeding and the Master’s is moving forward based on legal advice – the best solution is for Quail Meadows to acknowledge they are part of the Silver Springs communities [though there is incontrovertible documentation that they are not members. The Springs homes and homes on Quail Meadows Dr. are also not MA members.]
- The big lake repairs are being scheduled for the first week of August and will move forward.
- Approximately 600 sterile trout were released into the big lake. [In July Canyons Resort released 500 tiger trout in their reservoir off the Red Pine Gondola as advised by UD of Wildlife Resources.]
- Master’s Association may have to pay taxes to the county on the lake front properties. They appear to be classified as open space and there may be a minimal tax required by the county. We are awaiting word from the County Assessor regarding the matter. [This is further evidence that the Enjoyment Easement open space common area that the SSMA should be managing for the use of all Silver Springs property owners.]

New Business: President Fuller discussed insurance coverage for underdrain and the only way the insurance company will consider insuring the system is for the HOA to state it “owns” the system. Recently the HOA began setting aside an annual budget to perform maintenance and build reserves for future repairs. [This system was abandoned in 1985 by the vote of the property owners and is situated on our individual private property.]

-Member Mulholland reported some portions of the Bylaws have been cleaned-up and passed out the new versions to the board. The revisions are now posted on the website and were recorded on May 10, 2011 [without notice nor a vote from the property owners. Copies of these changes were not properly executed nor were they delivered to all the property owners in a timely manner, therefore are not in force. See Bylaw here:

SSSFHOA Bylaws Article XII Association Rules: ...”Copies of all rules and regulations adopted by the Board of Trustees shall be presented at the annual meeting or mailed or delivered to all members at least ten (10) days prior to the effective date thereof.”]

-Bill Noland made a property owner request of the board to help with an ongoing problem with his neighbor. There have been numerous sightings of skunks under the entryway of Mr. Noland’s neighbor – *Jeff Hammett*, 4925 East Meadows. He has tried numerous times to get the neighbors to take care of the skunk issue with no action or results and now has again asked the board to intervene on his behalf. The board will write a letter and try to get a trap from the County animal control and set near the problem area. [We did not find anything in the CCRs to justify this board action.]

-There are property owner requests that the HOA contact the Summit County/Park City Transportation Dept. to request that the buses not loop through our neighborhood. There are very few of our residents who use the buses. The buses travel between 7 am to 11pm; every fifteen minutes in one or the other direction, making 64 daily trips through our neighborhood, over 80% of those trips the buses are empty. Safety is a concern when the buses add to the traffic of the elementary school and children walking to school and home. Also there is a safety concern at the intersection in front of the Park where the buses make a turn, especially when there are many vehicles parked in front of Lots 36 and 37 and children on bicycles and parents with strollers are near that intersection. Negative conditions of bus traffic is the wear and tear on our roads, engine and air brake noise, exhaust pollution, and extra traffic. The buses are not conducive to the ambience and safety within our neighborhood. The Transportation Dept. chart indicates only 224 passengers boarded the buses in 2010 between the Canyons and Kimball Junction. Multiply 64 trips a day times 365 days = 23,360 trips through our neighborhood for 224 passengers, hardly a worthwhile route. The board is requested to petition the Transportation Dept. to cease their buses traveling through our neighborhood, to remain on Hwy 224 to and from Park City and Kimball Junction.

Next board meeting scheduled for August 2, 2011 at 6:30 p.m.

General Business: The upcoming neighborhood party was discussed. Attendance has been very low and hardly justifies the expense. A plan was made regarding set-up, food, drinks, band, bounce house [germ infested and a safety hazard] and other items. Party planned for Saturday July 16th from 6:30 to 9:30 pm.

At 7:53 p.m., Jim Harsch motioned to adjourn, Ed Cody seconded the motion and it passed unanimously.

The SSSFHOA Board has not approved these minutes. They contain links, comments within brackets, quotes from HOA documents and information that clarifies topics, and inserts other neighborhood activities and opinions this Board continually disregards, ignores or suppresses.