

Silver Springs Master Homeowner's Association Board Meeting
6:30 p.m., Tuesday January 11, 2011, St. Luke's Church

1) Confirm Quorum: Bill Noland, Steve LoRe (South Shore), Phil Tisovec (Silver Meadows), Gaylynn Mooney (Northshore), Jeff Nielsen (Park Place), Harry Fuller (SSSFHOA), Les Carriel (Meadow Wild), Bill Chambers (Ptarmigan), Robyn Bailey (Willowbend West) **Not Present:** Tracey Phillips (Quail Meadows II), Whit Logan (Meadow Springs), Anthony Sands (Quail Meadows), Ray McKowan (Willowbend East)

2) Call Meeting to Order: 6:35p.m.

3) Approval of December Minutes: The motion passed unanimously

Meadow Springs	-	Meadow Wild	M Y	Northshore	Y
Park Place	Y	Ptarmigan	Y	Quail Meadows	-
Quail Meadows II	-	Silver Meadows	S Y	Single Family	Y
Southshore	Y	Willowbend East	-	Willowbend West	Y

4) Member Comments to Board: none

5) Standing Reports

a) Treasurer: On Dec. 29 the Masters checking account received a mystery deposit of \$182.00. Bill Chambers moved to leave the money in the account until the source can be verified. Jeff Neilsen seconded the motion. Motion passed.

Meadow Springs	-	Meadow Wild	Y	Northshore	A
Park Place	S Y	Ptarmigan	M Y	Quail Meadows	-
Quail Meadows II	-	Silver Meadows	Y	Single Family	Y
Southshore	Y	Willowbend East	-	Willowbend West	Y

b) Manager: Robyn reported that we have had a few street lights worked on. The lights on Silver Springs Dr. and Meadow Loop were fixed. The light at Silver Springs Dr. & Meadows Connection was hit by the county plow truck in Nov. The electrician thinks that it was disconnected at the base. To dig it out this time of year would cost at least \$500.00 and could run even more. It was decided to fix this light in the spring. Robyn will have the Dave Nick explain how the power is hooked up by next meeting.

6) Committee Reports:

a) Lakes/Dams: Les Reported that the drain bubbler pump is running fine however the air is not coming out of the bubbler. The pipe may have been frozen during

a recent power outage. This may require help. Les said he would coordinate the repair operation. Continued.

b) Other: Bill N. asked that we get someone to monitor the drains in the little lake. Gaylynn suggested that Jim Harsh or Bryant. Jeff wondered what we are really looking for, the drains are working the water goes in and out. Bill chambers suggested that we look at the drains this next month and talk about it further then. Item continued.

Steve reported that on New Years Eve three guys set up an ice fishing hut on the little lake. They walked right past the private property sign. The Sheriff came out and they cooperated and left.

7) Unfinished Business

a) Approve 2011 Budget: Bill Chambers moved to approve the 2011 budget. Jeff Neilsen Second the motion. All were in favor the motion was approved.

Meadow Springs	-	Meadow Wild	Y	Northshore	Y
Park Place	S Y	Ptarmigan	M Y	Quail Meadows	-
Quail Meadows II	-	Silver Meadows	Y	Single Family	Y
Southshore	Y	Willowbend East	-	Willowbend West	Y

Steve LoRe moved to transfer \$143,000.00 from the checking account to savings, Bill Chambers seconded the motion. Motion passed.

Meadow Springs	-	Meadow Wild	Y	Northshore	Y
Park Place	Y	Ptarmigan	S Y	Quail Meadows	-
Quail Meadows II	-	Silver Meadows	Y	Single Family	Y
Southshore	M Y	Willowbend East	-	Willowbend West	Y

b) Little Lake Dam Project: Waiting until spring. Les recommended that we educate the owners that will be affected by this project. Bill N. said that they will all be made aware.

c) Reserve Study – 2011 Maint Recommendations: They recommended that we paint the gate for the service access. Robyn will call Bob Radkey for a bid. We will also get a bid for the small parking lot at the big lake for it to be resealed. Continued.

d) MA Property No Waiver Notice: It is ready to go out to members who are adjacent to Master property. The question is how do we get them out by certified mail, regular postage, hand deliver? We have two notices that need to be sent out to the property owners; no waiver notice and the rules and regs. Should we send them together or not. Gaylynn pointed out that they are two different letters. We could mail 504 people the rules and reg and 109 waivers. Bill Chambers moved to send the Waiver notice along with the Rules and Regs. To the 109 people that border Master property by certified mail,

and send the rest the rules and regs by regular mail. Harry Fuller seconded the motion. Discussion : Julia asked if we could email the information? Bill Noland said that at this time courts do not recognize email as formal notification. Motion passed.

Meadow Springs	-	Meadow Wild	Y	Northshore	A
Park Place	Y	Ptarmigan	M Y	Quail Meadows	-
Quail Meadows II	-	Silver Meadows	Y	Single Family	S Y
Southshore	Y	Willowbend East	-	Willowbend West	Y

Gaylynn still has a few issues with the waiver notice. It bothers her that there is not a difference to the private enjoyment easement and the others that do not have the same easements. Bill N. reminded the Board that the purpose of the letter is to merely remind members that the MA does not waive its right to control its property. Any enforcement will be on a case by case situation. Gaylynn reminded us that we never really voted on the new verbiage of the No Waiver Notice at a board meeting. Steve moved to approve the letter, Phil seconded the motion. Motion passed.

Meadow Springs	-	Meadow Wild	N	Northshore	Y
Park Place	Y	Ptarmigan	Y	Quail Meadows	-
Quail Meadows II	-	Silver Meadows	S Y	Single Family	A
Southshore	M Y	Willowbend East	-	Willowbend West	Y

e) New Association Documents: Bill Noland said that there are three important decisions that we need to make and to take them to our homeowners to help decide what they want. 1. Structure 2. Assessments 3. Voting. Les asked if we could have these points in writing so it will be easier to get feed back from his group. Bill agreed to write something up so we could all get better feed back. Continued.

f) Deferred Items Update

8) New Business:

a) MA Manager Contract Renewal: Bill Chambers moved to renew the management contract with Greenleaf. Gaylynn seconded the motion. Motion passed.

Meadow Springs	-	Meadow Wild	Y	Northshore	Y
Park Place	Y	Ptarmigan	M Y	Quail Meadows	-
Quail Meadows II	-	Silver Meadows	Y	Single Family	Y
Southshore	Y	Willowbend East	-	Willowbend West	A

b) Officer Elections: Phil asked if any of the current officers would want to continue. Les nominated Gaylynn as president. Gaylynn asked if there were a possibility of co presidents. Gaylynn said at this time she is not interested in being President. It was suggested that since we are in the middle of changing documents and there might be court action in the next few weeks we all wanted to finish what we started with the same officers as before. We recognize that they may not want to be in for another full term. Bill N. suggested that they give three months notice. This seemed like the best idea. Each board member was given a ballot and it was unanimous. Bill Noland will remain President, Steve LoRe vice President, and Jeff Nielsen Secretary/Treasurer.

9) Confirm Next meeting: Feb. 8, 2011

10) Adjourn 9:25p.m.

2/8/11

Date of Approval



Jeff Nielsen, Secretary/Treasurer

The following items are either inactive or deferred:

- Dues Working Group
- Tennis Court Title
- Drainage Survey
- West Berm Improvement
- Financial Audit Recommendations
- Assessment Procedures Resolution

Minutes

Silver Springs Master Homeowner's Association Board of Trustees
February 8, 2011 Meeting, 6:30 p.m., St. Lukes' Church

1) Confirm Quorum: Bill Noland (President SSMHOA), Steve LoRe (South Shore), Jeff Neilsen (Park Place), Harry Fuller (SSSFHOA), Phil Tosevic (Silver Meadows), Les Carriel (Meadow Wild), Robyn Bailey (Willowbend West), Gaylynn Mooney (Northshore) **Proxy:** Bill Noland – Bill Chambers (Ptarmigan), Bill Noland -Ray McKowan (Willowbend East) **Not Present:** Anthony Sands (Quail Meadows), Whit Logan (Meadow Springs), Tracey Phillips (Quail MeadowsII)

2) Meeting to Order: 6:40p.m.

3) Approve January Minutes: Bill Noland asked that on our voting grid we put a dash through the absent voters. The motion passed unanimously.

Meadow Springs	-	Meadow Wild	M Y	Northshore	Y
Park Place	Y	Ptarmigan	Y	Quail Meadows	-
Quail Meadows II	-	Silver Meadows	Y	Single Family	S Y
Southshore	Y	Willowbend East	Y	Willowbend West	Y

4) Member Comments: none

5) Standing Reports

a) Treasurer: Robyn reported that she sent out our annual billing. She did not have a due date on them. She will send them out again with a due date consistent with last years notices.– **Deposits :** Jeff reported that he went to the bank and discovered the source of the mystery deposits. It was decided that we should refund the money to the depositors since their association has already paid their share. Jeff will write a letter explaining our position. – **Legal Filing:** Robyn reported that she received a letter from the county requesting information on why we are tax exempt on the big and little lake parcels and the inlet. Gaylynn will get with the East Canyon Creek water people and Mt. Regional. Steve has experience with this type of form and will help. This request is due the first of March. Item Continued.

b) Manager – Mailing: Robyn reported that most of the Rules and Regs Resolutions have been mailed out. There are four HOA's that have not provided her with the address information. The waiver notices are almost finished. Only three addresses are needed. – **Projects:** Robyn explained that the electricity that goes to the lights is not metered; the power company estimates the electricity use each month and bills the MA.

6) Committee Reports

a) Lakes: Les updated us on the frozen bubbler at the North East drain. He called Jim Cross for advice on the situation. Jim sent up his crew to work on the drain for free. The crew drilled holes all around the drain to relive pressure then they used hot water to

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break it up. Purchase of a \$200.00 gift certificate to Market Street Grill was approved for Jim Cross because he saved the MA a lot of money by not charging us for his services.

- Jim Harsh has volunteered to monitor the drain and fish ladder on the little lake.

Bill asked that Robyn send out the updated emergency notice plan out to all board members.

b) **Dams:** none

c) **Other Properties:** none

7) **Unfinished Business**

a) **New Association Documents:** Les started the discussion by saying that he has thought long and hard over the possible structure change and that he keeps coming back to how we operate now is the best that we can do. He thought if we add another level we could lose representation. Every HOA should have some type of representation. Going from a board of twelve to seven might not be as good. GayLynn said that she would only consider seven if some of the smaller HOAs were put together. Steve said the only advantage he sees is to recruit needed skill for the board; an example would be a lawyer. Les reminded us that we need to promote this change with every HOA since everyone is needed to change. Bill Noland will pursue the structuring of the board like we do business now. Voting would be the same structure. Make the assessments the same, have the HOAs as the agent to receive and bill for the Masters. The tiering subject for right now is inactive. There are several ways to do it and no best way foreseeable right now, so for the draft we will continue to have even assessment for all living units within the MA. What is absolutely essential is to have each HOA documents recognize the Masters in their documents. Bill will continue with the rewrite of documents. Item Continued.

b) **Finds Transfer from Savings to Checking:** Steve transferred the 143,000.00 from checking to savings. Item Closed.

c) **Berm Gate & Park Parking Area:** Will continue in the spring. Item transferred to Manager Projects.

8) **New Business:** Les asked that the minutes approved each month be signed by the President. It was decided that it was the secretary's job so Jeff will sign and scan them, then we will put them on the web site.

9) **Confirm Next Meeting: March 8, 2011**

10) **Adjourn: 9:05**

3/8/11

Date of Approval



Jeff Nielsen, Secretary/Treasurer

The following items are either inactive or deferred:

- Little Lake Dam Renovation**
- Dues Working Group**
- Tennis Court Title**
- Drainage Survey**
- West Berm Improvement**
- Financial Audit Recommendations/Assessment Procedures Resolution**
- Offer to Purchase Lakeshore Property**

Minutes

Silver Springs Master Homeowners Association Board of Trustees Meeting
6:30 p.m., March 8, 2011, St. Luke's Church

1) Confirm Quorum: Bill Noland (President SSMHOA), Jeff Nielsen (Park Place), Tom Minahan (Quail Meadows), Harry Fuller (SSSFHOA), Les Carriel (Meadow Wild), Robyn Bailey (Willowbend West) **Proxies:** Bill Noland – Bill Chambers (Ptarmigan), Bill Noland – Steve LoRe (South Shore), Les Carriel – Gaylynn Mooney (Northshore), Robyn Bailey – Phil Tisovec (Silver Meadows) **Not Present:** Whit Logan (Meadow Springs), Tracey Phillips (Quail Meadows Town Homes), Ray McKowan (Willowbend East)

2) Meeting to Order: 6:43 p.m.

3) Approve February Minutes: The motion to approve the February minutes was seconded and approved.

Meadow Springs	-	Meadow Wild	S Y	Northshore	Y
Park Place	Y	Ptarmigan	Y	Quail Meadows	Y
QMTM	-	Silver Meadows	Y	Single Family	M Y
Southshore	Y	Willowbend East	-	Willowbend West	Y

4) Visitors Comments to Board: None

5) Standing Reports

a) Treasurer: Robyn reported that she sent out new invoices with the due date of May15, 2011. Three HOA's have already paid the 2011 assessment. Bill asked that we change all references from Quail Meadows II to Quail Meadows Town Homes. There has been some confusion.

Les moved to rescind last month's decision to return the Archer's deposits. SSSFHOA's bookkeeper asked that we pay SSSFHOA the money since they have already paid for their member. SSSFHOA requested that we send a letter to the Archers that makes it clear that they are to pay their HOA and not just deposit a check into the Master account. The motion to rescind the March decision passed.

Meadow Springs	-	Meadow Wild	M Y	Northshore	Y
Park Place	S Y	Ptarmigan	N	Quail Meadows	Y
QMTM	-	Silver Meadows	A	Single Family	Y
Southshore	N	Willowbend East	-	Willowbend West	A

Tom moved to accept Jeff Nielsen's letter and to simplify the situation and to send the money back to the Archers. There was no second so the motion failed.

Les made a motion to transfer the money deposited in the Masters account to Silver Springs Single family HOA to balance the books.. Les amended his motion to credit SSSFHOA instead of sending a check.

Bill said that as president he talked with the bank and the lawyer. The bank stated that since we are a corporation we have to account for everything that comes in and they did not recommend that we transfer the deposits to SSSFHOA; the only thing we should do is to return the money to the Archers. We could ask for permission from the Archers to transfer it to SSSFHOA. He asked the same question to the lawyer and he suggested we not get involved with this. Les restated the motion to grant a credit to Silver Springs Single Family HOA 2011 Master Association assessment of \$357.00. Motion was seconded and approved.

Meadow Springs	-	Meadow Wild	M Y	Northshore	Y
Park Place	Y	Ptarmigan	Y	Quail Meadows	S Y
QMTM	-	Silver Meadows	Y	Single Family	Y
Southshore	Y	Willowbend East	-	Willowbend West	Y

A letter will be sent to the Archers. Bill recommended that both the Masters and SSSFHOA send a letter to the Archers and that they compliment each other. Less asked that we write them as pleasant as possible. Item Closed

b) Manager: Robyn brought the emergency action plan and updated the downstream interests; she will put it on the web site. Robyn made a suggestion that we not paint the gate that leads to the peninsula. She thought that the gate was made to look rustic. Bill asked why the light at Quail Meadows Dr. and Ptarmigan is charged a winter fee and is much higher in price than the others. Robyn will look into it and report next meeting. Les asked that a signed copy of the minutes be sent out to each board member. Item Continued.

6) Committee Reports

a) Lakes/Dams: Les said that the bubbler is working great and he thinks we should look into running a line to the pump house for permanent power source. Item Continued.

b) Other: Jim Harsh said that while we have the equipment over in the little lake area we should remove the cat tails on the south east inlet area. Item Continued

7) Unfinished Business

a) New Association Documents: Bill asked a few questions for clarification on how the new documents should read; Structure, billing procedures, Registered agent, definition of who can use common areas, Annual and monthly meetings, membership definition, quorum definition, inspection of records and books, trustee and officer compensation. Bill proposed that we change the entire section III of the bylaws to define what we presently do. Item continued.

b) Legal Proceeding Update: The paperwork is piling up. Bill has complied discovery documents for counsel. Our attorney has sent out a proposed schedule of events. March 31 for discovery disclosure is the first deadline. Item Continued

c) **Tax Exempt Status of Lakes:** Robyn reported that she gathered as much information as she could and turned it into the county Feb. 28, 2011. We will check back with the county later next month to see what they say. Item Continued

d) Bill reviewed the deferred agenda items for any updates: Jeff moved to remove the dues working group from our inactive or deferred items on the agenda. It can be brought up again when and if we have more interest. Motion seconded and approved.

Meadow Springs	-	Meadow Wild	A	Northshore	A
Park Place	M Y	Ptarmigan	Y	Quail Meadows	N
QMTH	-	Silver Meadows	A	Single Family	Y
Southshore	Y	Willowbend East	-	Willowbend West	A

8) **New Business: None**

9) **Confirm Next Meeting:** April 12, 2011 Robyn will send out a query to see if Spring Break will interfere with the next scheduled meeting.

10) **Adjourn:** 9:10p.m.

4/16/11

Date of Approval



Jeff Nielsen, Secretary/Treasurer

The following items are either inactive or deferred:

- Little Lake Dam Renovation
- Dues Working Group:
- Tennis Court Title
- Drainage Survey
- West Berm Improvement
- Financial Audit Recommendations/Assessment Procedures Resolution
- Offer to Purchase Lakeshore Property

Minutes
Silver Springs Master Homeowner's Association
Board of Trustees Meeting
Tuesday, April 12 2011, St. Luke's Church, 6:30 p.m.

1) Confirm Quorum: Bill Noland (President SSMHOA), Gina Mason (Quail Meadows), Isa Wright (Willowbend East), Phil Tisovec (Silver Meadows), Harry Fuller (SSSFHOA), Les Carriel (Meadow Wild), Jeff Nielson (Park Place), Robyn Bailey (Willowbend West) **Proxies:** Bill Noland – Steve LoRe (South Shore), Les Carriel – Gaylynn Mooney (North Shore) **Not Present:** Whit Logan (Meadow Springs), Tracy Phillips (Quail Meadows Town Homes), Bill Chambers (Ptarmigan)

2) Meeting to Order: 6:40 p.m.

3) Approve March Minutes: The motion to approve the March minutes was seconded and approved

Meadow Springs	-	Meadow Wild	M Y	Northshore	Y
Park Place	Y	Ptarmigan	-	Quail Meadows	Y
Quail Meadows Town Homes	-	Silver Meadows	Y	Single Family	S Y
Southshore	Y	Willowbend East	Y	Willowbend West	Y

4) Visitor Comments: None

5) Standing Reports

a) Treasurer: Robyn reported that there have been four HOA's that have paid the 2011 assessment. We continue to bill QMTH late fees for past due invoices.

b) Manager: Robyn has talked to Rocky Mt. Power about the metered invoices they told her that they would look into them and that they would get back with her. Robyn will follow up with them. Item continued

6) Committee Reports

a) Lakes/Dams: Les reported that the bubbler was secure and that the drains looked good. Gaylynn is planning to turn on the aerators later this week. The cat tails seemed less this year. Bill reported that Whit and Rick were planning on meeting soon to review the little lake project. Item continued

b) Other: Bill said that he has heard that there have been some sightings of gold fish. Les said that the lakes at Deer Valley have had some gold fish over the years and our lakes are not in danger with gold fish now.

7) Unfinished Business

a) New Association Documents: Bill asked that each HOA prepare for a formal decision next month over how the board should be structured. Bill's opinion is that the current structure does not work because each HOA has a conflict of interest. Les thought that we talked about staying with the current structure. Phil said that he too thought we agreed to stay with the same

structure. Robyn stated that our current structure is not perfect but it has not been a failure, it has worked. Item Continued

b) Legal Proceeding Update: Bill asked if we all received the official letter from Ted Barnes. Bill passed out the letter to the members not on the email list. He had nothing of a positive nature to report yet. We should know more next week. Item Continued

c) Tax Status of Lakes: Robyn went to the recorders office and they have not yet made a decision. They had just settled the tax exempt status on last year's applicants. They would not say when they would be deciding this year. Item Continued

8) New Business

a) Little Lake Park Property: Bill has discovered that a portion of Ross Lloyd Park between MA property and the county right of way was not transferred from South Shore to us. Bill has talked with Steve about possible options. Item Continued

b) Property Use Signs: Harry volunteered to prepare the sign verbiage along with Robyn. Item Continued

c) Organize Web Site: Bill asked if someone would volunteer to help make the web site friendlier. Phil said he would look into it. Item Continued

d) NE Corner Big Lake Dam: There is erosion and damage that needs to be addressed. This has been delayed do to the little lake project. We have an estimate for about 7,200.00. It should be less since the bid was done at the old requirements of 3 feet freeboard instead of 2.5 feet. Bill said that he would like to see this done. Item Continued

e) Transition Topics: Bill stated that June will be his last meeting as President. He is willing to continue to help with the legal situation and the documents. He has a folder for each property and their history. He has accumulated a lot of things to hand over to the next President. Harry asked if the other officers would stay in their positions or would we need all new officers. Harry asked if the others would be available to become president.

9) Confirm Next Meeting: May 10, 6:30 p.m. St Luke's

10) Adjourn: 8:25 p.m.

5/10/11

Date of Approval



Jeff Nielsen, Secretary/Treasurer

Minutes

Silver Springs Master Homeowner's Association Board of Trustees Meeting

Tuesday - May 10, 2011 - St. Luke's Church - 6:30 p.m.

1) Confirm Quorum: Bill Noland (President SSMHOA, SSSFHOA), Tom Minahan (Quail Meadows), Kate Sattelmeier (Silver Meadows), Les Carriel (Meadow Wild), Jeff Nielson (Park Place), Steve LoRe (South Shore), Gaylynn Mooney (North Shore) Robyn Bailey (Willowbend West) **Proxies:** Bill Noland – Bill Chambers (Ptarmigan) **Not Present:** Whit Logan (Meadow Springs), Tracy Phillips (Quail Meadows Town Homes), Isa Wright (Willowbend East),

2) Meeting to Order: 6:40 p.m.

3) Approve March Minutes: The motion to approve the April minutes was seconded and approved

Meadow Springs	-	Meadow Wild	S Y	Northshore	Y
Park Place	M Y	Ptarmigan	Y	Quail Meadows	Y
Quail Meadows Town Homes	-	Silver Meadows	Y	Single Family	Y
Southshore	A	Willowbend East	-	Willowbend West	Y

4) Visitor Comments: None

5) Standing Reports

a) Treasurer: 6 HOA's have paid. We are waiting on 6. HOA's have until May 15, to ask for an extension. Assessments are due May 15, 2011.

b) Manager – West Berm Steps: Robyn has met with Troy Duffin from Alpine trails. He has a few ideas to make the trail more user friendly for both bikes and hikers. When he has a proposal Robyn will email it to the board. Steve LoRe motioned to accept an email vote in order to proceed before the next meeting. Jeff seconded the motion.

Motion Carried

Meadow Springs	-	Meadow Wild	Y	Northshore	Y
Park Place	S Y	Ptarmigan	Y	Quail Meadows	Y
Quail Meadows II	-	Silver Meadows	Y	Single Family	Y
Southshore	M Y	Willowbend East	-	Willowbend West	Y

– **Street Light Billing** – Robyn met with Rocky Mt. Power over the meter bills at Quail Meadows #17 and Willowbend East #10. Both meters do not appear to be Master related. Les motioned to have Robyn meet with the HOA's that are affected to transfer the bill to the individual HOA specifically associated. Motion Carried

Meadow Springs	-	Meadow Wild	M Y	Northshore	Y
Park Place	Y	Ptarmigan	Y	Quail Meadows	N
Quail Meadows	-	Silver	Y	Single Family	S Y

II		Meadows			
Southshore	Y	Willowbend East	-	Willowbend West	Y

Les motioned to stop talking to the power company. Gaylynn seconded the motion
Motion Carried

Meadow Springs	-	Meadow Wild	M Y	Northshore	S Y
Park Place	Y	Ptarmigan	Y	Quail Meadows	Y
Quail Meadows II	-	Silver Meadows	Y	Single Family	Y
Southshore	Y	Willowbend East	-	Willowbend West	Y

6) Committee Reports

a) Lakes: The little lake wrench is at Les's house he bought it at a hardware store. We should have a key to all the gates and have access to them. We could put them in the pump house at the big park. The code will be put on the board only part of the web site. Gaylynn reported that the state has approved us for sterile trout to reduce leaches. She is going to move ahead with lake maintenance as approved in this year's budget.

7) Unfinished Business

- a) Tax Status of lakes:** Nothing yet
- b) Legal Proceedings:** We are working on the discovery request, just trading paper work. Gaylynn asked to have a cost update at the next meeting.
- c) Property Use Signs:** Harry has been working on these.
- d) Web Site Clean-up:** Phil is out of town.
- e) West Berm Improvement:** Gaylynn said she is working on this area she suggested that we add pea gravel for a boat ramp, a deck with railings so boats could be locked up to it. The deck could be made of concrete or trex. Picnic tables could be considered.
- f) Little Lake Park Property:** There is no tax ID # for this property. Steve said that his HOA could not vote on this until next meeting. Kate asked what we expect to see for ownership. Steve needs to look into South Shores CC&R'S.
- g) Little Lake Dam Renovation:** Bill has been on the site with Whit Logan, Rick Krebs and Everett Taylor the state dam engineer. They are all actively working on this project. They are working on the details of straightening the fish latter and possibly putting in a weir at the same area as the fish latter. Gaylynn asked about the chain of communication between the projects. Whit Logan is the go to man. Kristian Mulholland is working on the engineering drawings. Gaylynn asked for the Board to be notified when members were going to walk the dam.
- h) Big Lake Dam Work:** The north east corner is a priority. Bill is getting a bid. Les asked if this has been voted on. It has not been voted on. Steve said maybe we should vote after we have a bid. Bill wants to have more resources by having more than one contractor that could work on the dams.

i) Transition Topics

1) Property Review: Bill showed the group a slide show of the property that the Masters owns and the challenges of each area. This was a field trip for the new board members.

2) Board Structure: Bill wants us to decide on how we structure the board. We will never have all the members together at a meeting. Bill is open for suggestions. Gaylynn said that we have a lot of votes here tonight. We should have the discussion now with the members that are here. Jeff stated that we have enough here now and that we decided on this three months ago. If we amend the document we will need 2/3 vote to pass. If it is a new document we need every vote. Kate recommended amending over new documents. We need to know the voting criteria. Jeff said that we should clean up the documents on how we have been doing business. It is his belief that we won't get anywhere until our conflicting documents are straightened up. Our current documents need correcting. Les thought we would have more support if we keep things the same. Jeff motioned to get our documents in line with each other and to state how we have been doing business. Tom seconded the motion. Discussion: Steve said it could help us clean up the documents and use it as a spring board to change.

Meadow Springs	-	Meadow Wild	Y	Northshore	Y
Park Place	M Y	Ptarmigan	N	Quail Meadows	S Y
Quail Meadows II	-	Silver Meadows	A	Single Family	N
Southshore	Y	Willowbend East	-	Willowbend West	Y

The motion passed

8) New Business

a) Park Place Drain: 6" drain may be a little small. It might need a little work.

b) House Bill 104: This is a law that says that in order for an HOA to be able to lean a property, the HOA needs to be registered with the Dept. of Commerce. Steve reported that his HOA tried to comply with the new rule, but the state was not yet prepared, they just put HOA's on a waiting list.

c) Conflict of interest: Bill stated that there are many people on the board who have conflicts of interest. Robyn is a paid manager, all the lake homeowners. How do we avoid this problem?

9) Confirm Next Meeting: June 7, 2011

10) Adjourn: 9:43 p.m.

6/7/11

Date of Approval



Jeff Nielsen, Secretary/Treasurer

The following items are either inactive or deferred:

- Little Lake Dam Renovation**
- Tennis Court Title**
- Drainage Survey**
- West Berm Improvement**
- Financial Audit Recommendations/Assessment Procedures Resolution**
- Offer to Purchase Lakeshore Property**

Minutes
Silver Springs Master Homeowner's Association
Board of Trustees Meeting
Tuesday – June 7, 2011 - St. Luke's Church - 6:30 p.m.

1) Executive Session – Legal Proceedings

2) Confirm Quorum: Bill Noland (President SSMHOA, SSSFHOA), Tom Minahan (Quail Meadows), Kate Sattelmeier (Silver Meadows), Les Carriel (Meadow Wild), Jeff Nielson (Park Place), Steve LoRe (South Shore), Gaylynn Mooney (North Shore) Robyn Bailey (Willowbend West), Whit Logan (Meadow Springs), Bill Chambers (Ptarmigan) and Harry Fuller (SSSFHOA) **Not Present:** Tracy Phillips (Quail Meadows Town Homes), Isa Wright (Willowbend East),

3) Open Meeting to Order: 6:55p.m.

4) Approve May Minutes: The motion to approve the May minutes was seconded and approved with the correction of Krebs. Motion carried.

Meadow Springs	M Y	Meadow Wild	Y	Northshore	Y
Park Place	S Y	Ptarmigan	Y	Quail Meadows	Y
Quail Meadows Town Homes	-	Silver Meadows	Y	Single Family	Y
Southshore	Y	Willowbend East	-	Willowbend West	Y

5) Visitor Comments: Julia Loughin asked if there was a procedure for fires. Steve LoRe said that he would put together the information in a letter and email it to Julia. Bill Chambers moved that we give Steve the authority to write the document. Whit seconded the motion. Motion carried.

Meadow Springs	S Y	Meadow Wild	Y	Northshore	A
Park Place	Y	Ptarmigan	M Y	Quail Meadows	Y
Quail Meadows Town Homes	-	Silver Meadows	Y	Single Family	Y
Southshore	Y	Willowbend East	-	Willowbend West	Y

6) Standing Reports

a) **Treasurer:** Robyn reported that all but two HOA have paid the 2011 assessment.

b) **Manager – West Berm Access** Alpine trails are going ahead with the work it should be done soon. **Street Light Billing** Rocky Mt. Power has taken both off our bill. **Parking Lot** Robyn has called for bids. **Gravel** Robyn is still working on gravel Les Motioned to have 3 yards of gravel dropped off in the parking lot. Kate seconded the motion. Motion carried.

Meadow Springs	Y	Meadow Wild	M Y	Northshore	Y
Park Place	Y	Ptarmigan	Y	Quail Meadows	Y
Quail Meadows Town Homes	-	Silver Meadows	S Y	Single Family	Y
Southshore	Y	Willowbend East	-	Willowbend West	A

Bill Noland asked if we really need the water on for the trees on the berm?

Les motioned to keep the water on the berm, Jeff seconded the motion. Motion carried.

Meadow Springs	Y	Meadow Wild	M Y	Northshore	Y
Park Place	S Y	Ptarmigan	Y	Quail Meadows	Y
Quail Meadows Town Homes	-	Silver Meadows	Y	Single Family	Y
Southshore	Y	Willowbend East	-	Willowbend West	Y

The water will stay on.

7) Committee Reports

a) **Lakes:** Gaylynn passed out a handout about why we have so much algae and duck weed on the big lake. We had three extra weeks of ice this year. She has used 1 packet of sludge and waist reducer. We will have 500 small sterile trout ordered, they will eat the leaches. Les has gathered the keys and wrenches that access the gates in the bunker at the big park. The code for the bunker is on the wed site under board only. Whit asked that the board remember the retention pond that feed into the small lake. Jeff he come to the board with a grant request. Steve suggested that Meadow Springs and Silver Meadows should write a request of the Masters for chemical grant. Gaylynn will set aside chemicals. Gaylynn reported that the large lake is having an aerator problem. It could be electrical; hopefully it is a timer problem not the compressor.

b) **Other:** Bill asked how many wetland the HOA owns. We have two, Bill noticed that when we had the big rain the lowest pond is higher than the neighbors that adjoin it. Gaylynn said that the owner reported that it is no worse than the last 20 years.

8) Unfinished Business

a) Tax Status of lakes: Bill, Steve and Robyn went to the Sheldon Richins building for a hearing involving our tax status on the lake property. The assessor will bill us a open space rate, the county will bill us for the number of acres. We have not gotten a bill yet.

b) Property Use Signs: Robyn and Harry have been to Park City sign to start on the new signs that reflect the rules.

c) Web Site Clean-up: Phil is out of town

d) West Berm Improvement: Gaylyn has looked into a boat ramp and a picnic table with three posts. The three posts will provide 12 locking spots. Jeff suggest 1 picnic table some gravel and 1 post. A 6 x 6 cemented in. Jeff motioned that we authorize \$1,000.00 to see what we can get done. Whit seconded the motion. Motion carried.

Meadow Springs	S Y	Meadow Wild	Y	Northshore	Y
Park Place	M Y	Ptarmigan	A	Quail Meadows	Y
Quail Meadows Town Homes	-	Silver Meadows	Y	Single Family	Y
Southshore	Y	Willowbend East	-	Willowbend West	Y

e) Little Lake Park Property: Steve explained that his HOA does not believe they own this. Tax wise it does not exist. Bill Noland asked that they get a letter authorizing the use. South Shore is not convinced that they own it so the item will be deferred.

f) Little Lake Dam Project: Whit explained that we are waiting for the engineering design to be approved by Everett. Everett has verbally said we can use a weir and do away with the drain. They are waiting to have the weir approved. Rick Krebs is the go between for Everett. They are still planning on Sept. Les said that both he and Gaylynn know how to notify the neighbors.

g) Big Lake Dam Work: Bill N. sent out the estimate for the repair, it is broken into two. Doing it together saves about \$800.00. The total would be \$8,650.00. It should take 2 -3 days to do. The lake will need to be lowered 2 feet. Gaylynn said that it would be nice to notify the lake front owners so they can dovetail on what needs to be done. They can put weed barrier. Bill N. asked that they bring their plans to the board before they start. Gaylynn said that we need to educate them. Dam safety is first issue right now. We have already sent letters to explain the Masters position. All lake front homeowners were sent registered letters this winter. Gaylynn asked that we be very careful. Jeff moved to approve both projects for \$8,650.00 and up to another \$1,500.00 for construction. Steve 2nd the motion. Les asked if we know what the Higginson's intend to do? Bill said that once the project is approved then he can show the property owners what needs to be done. Les asked if the job include tying with the grade of the neighboring yards. Bill said it will include tying in. Motion carried.

Meadow Springs	Y	Meadow Wild	Y	Northshore	Y
Park Place	M Y	Ptarmigan	Y	Quail Meadows	Y
Quail Meadows Town Homes	-	Silver Meadows	Y	Single Family	Y
Southshore	S Y	Willowbend East	-	Willowbend West	A

h) Lakes EAP: This plan is very important we need to pursue. We need to get a local contractor to be available in case of an emergence.

i) New Documents: Bill asked that we have a service retype the documents. Bill moved to have up to \$200.00 to retype the documents. Jeff seconded the motion.

Meadow Springs	Y	Meadow Wild	Y	Northshore	Y
Park Place	S Y	Ptarmigan	Y	Quail Meadows	Y
Quail Meadows Town Homes	-	Silver Meadows	Y	Single Family	M Y
Southshore	Y	Willowbend East	-	Willowbend West	Y

8) New Business

a) Playground Bark: Robyn asked that we get new sliver free bark in our playgrounds. Les will get with Robyn to get bids.

b) Legal Proceeding: We will need something on paper to continue to have Bill Noland as the Masters legal consultant. Jeff motioned to continue to have Bill N. to proceed with our legal council. Bill Chambers seconded the motion. Gaylynn asked that we amend the motion to have the board informed on an as needed basis. Motion carried.

Meadow Springs	Y	Meadow Wild	Y	Northshore	Y
Park Place	M Y	Ptarmigan	S Y	Quail Meadows	Y
Quail Meadows Town Homes	-	Silver Meadows	Y	Single Family	Y
Southshore	Y	Willowbend East	-	Willowbend West	Y

Bill N. will continue to consult on the Big Lake Dam work too.

The motion to approve the April minutes was seconded and approved.

Meadow Springs	Y	Meadow Wild	Y	Northshore	Y
Park Place	M Y	Ptarmigan	S Y	Quail Meadows	Y
Quail Meadows Town Homes	-	Silver Meadows	Y	Single Family	Y
Southshore	Y	Willowbend East	-	Willowbend West	Y

Bill will come to all meetings.

c) Select New Officers: The president's seat is now vacant. The board now needs to appoint a new president. The vice president and the treasurer have agreed to stay on. Jeff nominated Gaylynn Mooney to be President. Harry seconded the motion. We voted by secret ballot, all were in favor.

Meadow Springs	Y	Meadow Wild	SY	Northshore	Y
Park Place	M Y	Ptarmigan	Y	Quail Meadows	Y
Quail Meadows Town Homes	-	Silver Meadows	Y	Single Family	S Y
Southshore	Y	Willowbend East	-	Willowbend West	Y

9) Confirm Next Meeting: July 12, 2011

10) Adjourn: 9:20 p.m.

7/12/11

Date of Approval



Jeff Nielsen, Secretary/Treasurer

The following items are either inactive or deferred:

- **Tennis Court Title:** Willowbend West asked that if the Tennis Court needs repaired such as the lock, the owners split the cost.
- **Drainage Survey:** Gaylynn is working to this.
- **Financial Audit Recommendations/Assessment Procedures Resolution:** This needs to show how the Masters conducts business, how we bill and collect.
- **Offer to Purchase Lakeshore Property:** Les asked that at this time we leave it inactive.
- **Park Place Drain Work:** This needs remedial work done this year.
- **House Bill 104:** Dept. of Commerce is not yet prepared for HOA to register. They will let us know we are on their list.

Minutes
 Silver Springs Master Homeowner's Association
 Board of Trustees Meeting
 Tuesday – July 12, 2011 - St. Luke's Church - 6:30 p.m.

1) Executive Session – Legal Proceedings Bill Noland

2) Confirm Quorum: Gaylynn Mooney (North Shore & Master President) Les Carriel (Meadow Wild), Jeff Nielson (Park Place), Steve LoRe (South Shore), Robyn Bailey (Willowbend West), Harry Fuller (S.S.S.F.HOA), Gina Mason (Quail Meadows), Whit Logan (Meadow Springs) **Proxies:** Robyn Bailey - Phil Tisovec (Silver Meadows) **Not Present:** Bill Chambers (Ptarmigan) Tracy Phillips (Quail Meadows Town Homes), Isa Wright (Willowbend East),

3) Open Meeting to Order: 6:55p.m.

4) Approve June Minutes: Steve motioned to approve minutes as corrected Harry seconded the motion. Motion passed

Meadow Springs	Y	Meadow Wild	Y	Northshore	Y
Park Place	Y	Ptarmigan		Quail Meadows	Y
Quail Meadows II		Silver Meadows	Y	Single Family	S Y
Southshore	M Y	Willowbend East		Willowbend West	Y

5) Visitor Comments: Gaylynn asked how the board feels about visitor comments. Gina suggested that uninvited guests be given a time limit when speaking so they don't consume the entire meeting. Les said that some members might want to wait to speak when there item of concern is talked about later in the meeting.

6) Bill Noland report

a) Big Lake Dam Work: Bill is planning to have this done next month. Bill Noland will notify the affected people along the dam, they will send out a letter next week. There are 5 properties that will be affected. The lake will be drawn 2 feet down. They plan to start Monday Aug.8 and finish Friday Aug. 12. He asked the board to decide what we want to do with the rocks that will be moved out of the way, where to put them. Steve said that we might need to decide tonight since we may not meet next month. Harry said we should approve a certain amount of money to work with. Les asked why we wouldn't involve the nearest homeowner with where they should go with in reason. We need to get them out of the way.

b) Document Update: Bill had the three documents scanned and now he can work on them with his computer.

c) Emergency Action Plan: Once everything is typed Bill Noland will register it.

7) Standing Reports

a) Treasurer: Robyn reported that we have collected from everyone expect two HOA's. She also explained that the bank had not closed our savings account and were charging a fee to maintain the account. Steve will work on this item.

b) Manager – Park and Signs: We all talked about changing the signs to read Catch and Release Only. Fishing with flies or lures only. No live bait. Use between 6am and 10p.m. Robyn will talk with the sign people about the changes. Robyn noticed that the big park has had some graffiti she has talked with public works and they suggested we call the sheriff they have a program where prisoners will remove it. Robyn asked how the board felt about them removing the graffiti; everyone thought it should be looked into. Robyn will call tomorrow over the problem.

8) Committee Reports

a) Lakes: Gaylynn reported that the lake aerator is working and that they have put in 500 sterile trout. Steve was concerned that the lake was turning red. Les and Gaylynn said that Canyons had put in a new pond and that it sent down a wave of red mud that was really fine. It came down stream and continued on; it had our lake committee worried. Gaylynn's husband has aerial photos of the event.

Little Lake Dam: The engineering is not done yet. Everett is in his office most Monday and Tuesdays. We will need the engineer report in two weeks. Whit is working with Rick Krebs. We may need to ask Mt. Regional about easements regarding the second weir. Bill Noland suggested that Rick call a meeting with the engineer and Everett.

b) Other: Les and Robyn went out and looked at the gravel project at the Tennis Park and the Big Lake Park and they decided that it would take 6 yards of gravel to fill in the walk ways. Jeff Motioned to have Greenleaf head this project for \$\$\$\$\$. Steve seconded the motion. Motion carried

Meadow Springs	Y	Meadow Wild	Y	Northshore	Y
Park Place	M Y	Ptarmigan		Quail Meadows	Y
Quail Meadows II		Silver Meadows	Y	Single Family	Y
Southshore	S Y	Willowbend East		Willowbend West	A

Les got several bids for ADA bark for both the tennis park and the big lake park he found that the blown in bark was about the same in price so he suggested that we use it. Whit motioned for Les to proceed with the bark. Gina seconded the motion. Motion carried.

Meadow Springs	M Y	Meadow Wild	Y	Northshore	Y
Park Place	Y	Ptarmigan		Quail Meadows	S Y
Quail Meadows II		Silver Meadows	Y	Single Family	Y
Southshore	Y	Willowbend East		Willowbend West	Y

9) Unfinished Business

- a) Tax Status of lakes
- b) Web Site Clean-up
- c) Little Lake Park Property
- d) Little Lake Dam Project

10) New Business-

a) County Council Open house/ Next Meeting: Gaylynn explained that the county is having a meeting with HOA with in the basin and that we should attend. She asked us to think about areas the county could help our HOA like trail links and making sure the Blue Roof stays in the same commercial zone. This meeting is the same day as our normal meeting. Gaylynn suggested that we go to the county meeting then meet at 7:00p.m. at the end of North Shore Court with a shorted agenda that mainly deals with the lake dam issues that may need to be addressed.

b) Large Lake Drains: Les talked about the two drains in the large lake. When the drains where replaced we restored them to the original design which is 2 inches higher on the east drain. Many neighbors have asked for them to be equal downstream. Les asked that since we have extra sand that is available he was wondering if we use the extra sand to equalize the drains just to experiment with it. Steve wondered about the extra weight. Harry thought we should give it a try. We see how it works.

c) Fire Works: Steve brief us on the July 4 fireworks on the little lake and the heated discussions the neighbors got into. We do not allow fireworks on the lakes but we have no fines in place for violations. Harry said that if the Sheriff was involved then there is a report of it so the Masters has proof.

10) Adjourn: 8:45p.m.

7/12/11

Date of Approval



Jeff Nielsen, Secretary/Treasurer

The following items are either inactive or deferred:

- West Berm improvement:** Gaylynn is working on getting the boat ramp and post done.
- **Tennis Court Title**
- **Drainage Survey**
- **Financial Audit Recommendations/Assessment Procedures Resolution**
- **Offer to Purchase Lakeshore Property**
- **Park Place Drain Work**
- **House Bill 104:** Robyn has registered us with the State and paid the \$37.00.

Minutes
 Silver Springs Master Homeowner's Association
 Board of Trustees Meeting
 Tuesday – August 9, 2011 – Big Lake Dam – 7:00 p.m.

1) Executive Session – Legal Proceedings Bill Noland

2) Confirm Quorum: Gaylynn Mooney (North Shore & Master President) Les Carriel (Meadow Wild), Jeff Nielson (Park Place), Robyn Bailey (Willowbend West), Harry Fuller (S.S.S.F.HOA), - Phil Tisovec (Silver Meadows), Bill Noland (legal adviser, dam project leader) **Proxies:** Bill Noland - Steve LoRe (South Shore) **Not Present:** Bill Chambers (Ptarmigan) Tracy Phillips (Quail Meadows Town Homes), Isa Wright (Willowbend East), Tony Mason (Quail Meadows), Whit Logan (Meadow Springs)

3) Open Meeting to Order: 7:05p.m.

4) Approve July Minutes: Harry motioned to approve minutes as corrected Les seconded the motion. Motion passed

Meadow Springs		Meadow Wild	S Y	Northshore	Y
Park Place	Y	Ptarmigan		Quail Meadows	
Quail Meadows II		Silver Meadows	Y	Single Family	M Y
Southshore	Y	Willowbend East		Willowbend West	Y

5) Big Lake Project: Bill showed the group the dam improvements that were being made. The work looked good and the integrity of the dam was still there. The contractors will be finished in a few days compacting the soil and setting the rip rap rock. Gaylynn reported that the peninsula has a new beach. She asked that we put it on our web site. She also said that the gravel had been installed and the playgrounds bark at both parks. Resident Guy Sanders was present and asked that the Masters property be restored to what it was before the work was done on the dam. Julia Loughlin was present too.

6) New Business: Les motioned that we get bids to remove the graffiti at the park. The tennis park pavilion also has a little damage. Motion passed

Meadow Springs		Meadow Wild	M Y	Northshore	Y
Park Place	Y	Ptarmigan		Quail Meadows	
Quail Meadows II		Silver Meadows	Y	Single Family	S Y
Southshore	Y	Willowbend East		Willowbend West	Y

Les stated that he rebuilt the bubbler while the water was lower. He installed a valve to adjust the air bubbler.

7) **Next Meeting:** Sept. 13, 2011

8) **Adjourn Meeting:** 7:35p.m.

9/13/11

Date of Approval



Jeff Nielsen, Secretary/Treasurer