

SILVER SPRINGS MASTER HOMEOWNER ASSOCIATION INFORMATION

October 13, 2008

- The Silver Springs Community Master Association was formed by recording of the Developer-Homeowner Agreement in October of 1989.
The Master Association Articles of Incorporation were filed with the State of Utah on February 16, 1990 and filed with Summit County on July 25, 2008.
The Master Association By-Laws were drafted at the same time, by the same attorney as the Articles, in 1990 but were not recorded until July 25, 2008.
The Master Association does not have CC&Rs.
- The Master Association is to hold an Annual General Membership meeting for all members (508) on the second Wednesday in November. All major decisions are to be presented to the full membership for a majority vote.
Fifty percent or more of the General Members shall constitute a quorum except in special assessment circumstances, in which the express provisions require a sixty-six and two-thirds (66 2/3%) percent vote of all the General Members.
- The MA Board is to post their board meetings for public access and attendance. Meetings should be held in a public place.
- The Master Association Board sought a webmaster, then initiated and authorized in January of 2001, a website be developed at: www.silverspringshoa.org in order to post meetings, minutes, HOA documents, announcements, area photos, and Board membership from the twelve (seven member subdivisions in 2001), etc. History of Website, see at: <http://www.silverspringscommunity.com/home/website-history/>
Also for more MHOA information go to either of these links:
<http://www.silverspringscommunity.com/master-association/> and at:
<http://www.silverspringscommunity.com/our-community/>
- It seems reasonable that the Master Association certify that each of the twelve Board members have been elected to their respective Boards as specified in their individual Bylaws and that elections are being held as terms expire. The MA should seat only individual subdivision Presidents who have been duly elected and who are current in their terms. According to the MHOA Bylaws, the MHOA Board President should be elected from one of the elected HOA presidents.
- The purpose of the Master Association is to represent all property owners within the Community with respect to maintenance, improvement, and administration of Community common areas. These include tennis courts (lock code 153), the central Park, water amenities, and miscellaneous undeveloped parcels, which are listed at: (<http://www.silverspringscommunity.com/master-association/ma-common-area-parcels/>)
- Common Area costs, including assessments for repairs and maintenance, and insurance, shall be distributed among all members of the Master Association. Summit

County individually assesses common area parcel taxes to each MHOA property owner. To avoid conflicts with member subdivision recorded documents, it is recommended that the MA directly bill each of the 508 members for its annual assessment dues, especially when applying the 2005 MA Dev-HOA Agreement Amendment establishing tiered assessments to lake front property owners.

- The MA collects \$175 from each unit (508) making their annual budget around \$88,200. (504 units),
- It has been proposed by member subdivision presidents that the MA annual dues be decreased to \$75 per year per unit. Results of proposals pending. The Silver Willow Lake structure repairs were completed in 2006 with a twenty year warranty. The MHOA budget includes between \$80,000 to \$120,000 in a trust account or CDs.
- Over the years, and to date, the MA has not complied with individual and member subdivision requests for copies of the check register with accompanying receipts in compliance with the Internal Revenue Code and their Articles of Incorporation. It is believed that no audit has been performed for eighteen years.
- There are 508 single-family properties included in the Master Association. Each of these member subdivisions have their own Articles, Bylaws, and Declaration of Covenants, Conditions and Restrictions recorded with Summit County:
 - Meadow Spring(s) – 19 single family homes
 - Meadow Wild – 14 condominiums
 - North Shore – 90 single family homes
 - Park Place – 13 single family homes
 - Ptarmigan – 20 town homes
 - Quail Meadows I, III, IV, V, VI – 17 condominiums
 - Quail Meadows II – 9 town homes
 - [The Springs](#) – 4 homes and some commercial buildings
 - Silver Meadows – 18 town homes
 - Silver Springs and Little Lake – 189 single family homes
 - South Shore – 67 single family homes
 - Willowbend East – 22 condominiums
 - Willowbend West – 26 condominiums
- Each HOA which submits itself to the authority of the MA is entitled to one vote in connection with any determination, resolution, ballot, or other matter put to vote under the governing charter and Bylaws of the Master Association.
- There are 126 condominium/town home units – represented by 7 Board members/votes.
There are 378 single family homes – represented by 5 Board members/votes.

Revised links on November 2009

The above statements have been provided for Silver Springs Community Association Member information only. This information is not Board approved as it was compiled just prior to the Oct 13, 2008 meeting, but it is considered reliable. Please verify before using the content for distribution or as fact.