

Silver Springs Single Family HOA
Board Meeting Minutes
March 4, 2014

The meeting was called to order at the St. Lukes Church, Park City, Utah at 6:35 PM. In attendance from the board were Rick Hovey, Paul Stangeland, Rose Carriel, Mari Dougherty, Robin Bailey and Steven Fassett. Also present were Bill Noland as the Silver Springs Master Association representative and Tim Jones representing PMA.

The approval of the February 4, 2014 meeting minutes were discussed and approved.

ARC Committee:

A discussion took place regarding whether the ARC application fee of \$250 was sufficient. Tim stated that some of the associations PMA manages require fees in the range of \$750 to \$1000. Robin suggested that something more substantial, such as \$2000, may be appropriate for larger projects. No change was made at this time.

Tim reviewed the list of \$250 deposits that had been collected over the years. PMA did ask the owners that submitted those deposits to fill out the 'refund of compliance deposit' form and they did get many responses. The Board asked PMA for more information on what the individual projects were, before approving those refunds.

An application and plans were submitted to PMA from 1394 Meadows Connection. The owner of this unit is asking to bump out the side of the garage by about 3 feet. The ARC was given the plans to review.

CC&R Compliance:

A discussion took place regarding the current fining structure for CC&R violations. Currently, there is a fine schedule in place under a document that was adopted on May 1, 2012. It was agreed that this document contained most of the wording necessary to follow through with fines as necessary, although a few changes may be needed. Under the first notice, the Board liked the idea of a warning with 7 days to comply, but felt the notice should include a description of the CC&R infraction. The second notice was also mostly acceptable and the Board emphasized that this is where the discussion of the fines should be included in the letters to the violators. Tim suggested there may be some conflict between the current fining structure and the Utah Community Association Act, as it relates to the maximum amount of fines that may be allowed in one month. All agreed that PMA could move forward with the initial notices to certain owners, but before a second notice would go out, PMA would investigate the state laws further.

Tim presented a list of unit concerns that had been compiled from previous meetings. The list was reviewed and PMA was instructed to issue first warnings for certain violations and provide the Board a revised list of items that the Board would need to walk around and review. The items for Board review, included subjective issues such as deterioration of paint or property conditions. Those items would be reviewed at the next meeting.

Master Association Update:

Bill Noland discussed the Master Association meeting of February 11, 2014. It was noted that an owner on one of the lakes expressed concerns about the use of herbicides around the lake. In addition, the water levels in the lakes were discussed. Bill stated that a good majority of the water that feeds the lakes comes from springs up on Sun Peak. Mountain Regional also promises a certain amount of water, so these sources may need to be looked at if problems persist.

At the meeting, Bill asked if the drainages around the lakes were ready for spring runoff. Specifically, he was concerned if they have been cleaned of debris to allow for proper flow. In the past, volunteers or owners nearby would remove limbs and debris at their own discretion and Bill asked if a specific schedule should be adopted.

Along the same lines, Bill asked this Board if they had concerns about the lack of a trash rack that would keep debris off of one of the lake's spillways. He stated that one of the lakes has this 'filter' device, but one does not. A discussion took place about how the debris could eventually cause problems downstream. One scenario presented, was the possibility that the debris could get lodged in one of the under-road culverts, thus backing up water in that area. It was asked who maintained the culverts and the answer was the county. However, if you had to wait for the county to come and remove the debris, the water could back up to dangerous levels. As to whether the SSSFHOA should demand the Master Association install the trash rack, it was decided that the Board would also take a personal look at the area over the next month and discuss again at the next meeting.

New Business:

Some parking concerns were mentioned to one of the Board members from another owner. It was felt that the concerns may have been centered around the fact one owner built an ice rink on one of the lakes and some debris may have been left behind as well. Rose said that she was aware of the problem and Les Carriel had acted on the matter on behalf of the Master Association.

A meeting is scheduled with a lawyer for next week to discuss legal liabilities with the under-drainment system. It was suggested that the lawyer was also asked for his opinion on the fining structure as it relates to current Utah law.

Next Board Meeting:

The meeting will be held at St Luke's at 6:30 on April 1.

Adjournment:

The meeting was adjourned at 8:45pm.