

Silver Springs Single Family HOA
Board Meeting Minutes
April 1, 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 Bill Gunter, 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 meeting minutes of the March 4, 2014 Board meeting were discussed and approved.

ARC Committee:

The Board reviewed the list of past ARC deposits held. PMA was given the approval to issue refunds to those that submitted the deposit refund application.

The remodel taking place at 1475 W. Willow Lane was discussed. At the time of the meeting, the owner's attorney did not wish to fill out the ARC application and supply the \$250 deposit. This was based on the fact the project was almost complete and the county never stipulated the HOA had a say in the matter. Bill suggested he speak with the owner before any further action is taken. The Board unanimously approved this approach.

The fees charged for the ARC application process were discussed again. The \$250 deposit required under the ARC rules was not considered to be sufficient to encourage owners to follow the application process all the way through to the end. Different rates were discussed, possibly utilizing different rates for different levels of projects, but no change was made.

The fining structure for ARC and CC&R violations was also discussed. After reviewing current Utah Community Association law, it was decided that some specific steps needed to be taken to ensure the fining structure is enforceable. A motion was made and passed that a revised fining structure would be sent out via certified mail with at least 30 days' notice of when the new structure would take effect.

It was further agreed, that an attorney would be retained to draft the letter of the new fining structure. Bill stated he would work on a cover letter to go with the fining structure, Rick said he would devise a user-friendly spreadsheet of the fining structure, and Paul and Robin agreed to record it with the county once approved.

Underdrain System Status:

Bill Noland reviewed the underdrain system. Bill met with attorney Ted Barnes and Mr. Barnes provided some input as to who is responsible for the system, after reviewing the information Bill provided him. It is the opinion of Mr. Barnes, that the developer intended for the SSSFHOA to be responsible for the system and there is a document from years ago that indicates this. The Board agreed to commit \$2,000 to \$3,000 to get an official legal opinion from the attorney, as it relates to the ownership and maintenance responsibilities of the system.

Bill then discussed the impacts of what it would mean if the association had to maintain the system. He reminded the Board that they would not only have to consider the maintenance aspects of owning the system, but also the liability aspects. Bill suggested that the association get expert analysis of the system, look into the insurance implications, and start reserving for future maintenance needs. A motion was made and passed to get three estimates from geo-tech companies to analyze the system. Bill Noland will look into getting those estimates.

As for the current condition of the system, Bill said it appears to be running well with the spring runoff, at this point. One area did have a slight back-up and all agreed to have Greenleaf clean it out for an approximated cost of \$30 to \$50.

Budget Issues:

PMA provided a list of the receivables. There were 27 owners who have not paid their dues as of the date of the meeting. A \$10 late fee has been added to 37 owners and interest would be added each month moving forward. The Board discussed possibly increasing the \$10 late fee or incentivizing owners with a discount if they paid early, but no changes were made at this time.

New Business:

Update documents of HOA – A brief discussion took place about the current documents. Bill suggested they are in need of revision, but wasn't sure to what extent. No action was taken at this time.

Parking – Rose asked about getting some more speed limit signs for a few dangerous areas. A brief discussion took place about locations and how they would look and Rose said she would look into some options.

Master Association Update:

There is still an ongoing concern with one owner and the use of herbicides around the lakes. Also, a new compressor is being installed for the purposes of aeration. Last month, Bill mentioned a grate may be needed on one of the lake overflows. The association spoke with a dam expert, Matt Lindon, and he did not recommend the inclusion of this grate. Bill thought that when the dam gets inspected by the state, they should also get a recommendation from them.

Next Board Meeting:

The meeting will be held at St Luke's at 6:30 on May 6, 2014.

Adjournment:

The meeting was adjourned at 8:45pm.