

Silver Springs Single Family HOA

Board Meeting Minutes

September 2, 2014

The meeting was called to order at the St. Lukes Church, Park City, Utah at 6:33 PM. In attendance from the board were Rick Hovey, Rose Carriel, Mari Dougherty, Robin Bailey and Paul Stangeland. Also present were Bill Noland as a Silver Springs member overseeing the underdrain system, and Kate Khaleel representing PMA. Owners present were Lucy Archer and Lisa Kirchenheiter.

Also present was Robert Rosing from Morris & Sperry representing the Association.

A motion was made, seconded and approved to accept the minutes of the August 5, 2014 meeting as amended changing the second sentence in the conflict of interest paragraph to read "The board recognizes that there is a potential conflict of interest but feels he will act with utmost integrity."

Bill Gunter has resigned from the board as his house has sold. The board may appoint a member to serve the rest of Bill's term (October 2015) and Julia Loughlin was nominated. The motion was made, seconded and approved to appoint Julia Loughlin to the board.

A motion was made seconded and approved to elect the following officers:

Rick Hovey – President

Mari Dougherty – Vice President

Paul Stangeland – Secretary/Treasurer

Underdrain Report: Bill Noland has further clarified the scope of work and priority of projects with Alliance Engineering. They will use a phased approach starting with the mapping of the manholes this fall. There are 26 manholes, 10 of which are visible and 16 that are buried. Of the buried manholes, only the locations of 3 are known. Bill will walk the property with the engineer to get an estimate of hours and cost. The cost estimate would be presented to the board. Once the manholes are all located, the plan for the spring will be to open then all up, attempt to jet flush them to remove any blockages and find out which lines are in fact carrying water. The important manholes that are below grade will then be raised to grade. As the project progresses, the next phase will be developed and priced for budget purposes. A motion was made, seconded and approved to get the estimate from Alliance Engineering and to discuss funding at the next meeting. A letter will be drafted to inform the owners of the current plans for the underdrain system.

Owner Lucy Archer presented a two page summary of why she does not feel the underdrain system is the responsibility of the SSSFHOA. The board will take time to review the document. A motion was made, seconded and approved to request from Ted Barnes a formal letter in place of his email of April 2014 that stated the HOA does have the responsibility. In the email, Ted Barnes does state that the only way to get away from the responsibility would be to either sue the county (expensive) or get 100% agreement from all owners to abandon the system. Robert Rosing was in agreement with Ted Barnes that it is extremely expensive to sue a governmental body. The agreement with the county does clearly state that the HOA is responsible for the underdrain. Robert stated that the board does have the duty to make a decision about the underdrain system and that they should rely on the advice of legal counsel. The final letter from Ted Barnes should be published for all owners to read.

Bill Noland will also bring his binder of documents relating to the underdrain system for PMA to scan and provide a copy to each board member.

CCR Issues: The issue of how long a boat or RV is parked in a driveway and if in fact they actually do leave for more than 6 hours is hard to police. It was recommended that parking of boats and RV's should be a discussion for the annual meeting.

ARC Report: There are no current applications.

Master Association Update: Lucy Archer has requested that the Master Association consider building a clubhouse to be used by all members. This idea will be presented to each of the individual HOA's. A motion was made, seconded and approved to submit a negative vote from SSSFHOA to the Master Association.

The lake improvements have been inspected and passed with a recommendation from the State Engineer to take care of the vole issues at the damn. There has been a request to install a memorial bench on the peninsula. The ditch between the large and the small lake will be lined to prevent water leakage and job will be awarded for a cost less than \$15,000. There are federal mandates that require back flow preventers on all irrigation systems and these are missing on the Master's system. They are currently seeking quotes for addition of the preventers.

CCR Re-Write: Morris and Sperry have presented a quote for \$7,000 to rewrite the documents for SSSFHOA. There may be additional cost to add the underdrain system to the document. The Board was impressed by the proposal but also feels that they need to have two other quotes. PMA will obtain two more quotes. Then the board will have a special meeting to select the attorney for the re-write of the CCR's and other documents.

Executive Session: The board went into executive session to discuss legal matters.

The annual meeting is scheduled for October 14, 2014 at St Luke's Church.

The next board meeting is October 7, 2014 at 6:30.

A packet will be created for mail out regarding the annual meeting and the board will determine the nominations for the two vacant positions. Steve and Robyn's terms are up in October 2014. Robyn does wish to run again.

The meeting was adjourned at 9:13pm.