

## Silver Springs Single Family HOA

### Board Meeting Minutes

October 7, 2014

The meeting was called to order at Luke's Church, Park City, Utah at 6:33 PM. In attendance from the Board were Rick Hovey, Rose Carriel, Mari Dougherty, Robyn Bailey, Steve Fassett, Julia Loughlin and Paul Stangeland. Also present were Bill Noland, Silver Springs member and Chairman of the Underdrain Committee, and Kate Khaleel representing PMA.

The meeting was called to order at 6:32 PM and a quorum was established. An executive session was called to consult with Robert Rosing, HOA attorney.

The minutes of the September 2, 2014 meeting were approved as presented.

**Underdrain Report and Discussion:** Bill Noland presented the current proposal from Alliance Engineering at a not to exceed cost of \$3,000 for the mapping of the manholes. This is a necessary step towards preparing for the spring 2015 work. The spring work, when the water is running at a high volume, may involve camera video of the lines and jetting to clean. A motion was made, seconded and approved to approve the expenditure with Alliance Engineering for the underdrain manhole discovery of up to \$3,000 as needed, and there will be notification to the Board before any amounts over \$3,000 are authorized. The Board is still waiting for the official letter from attorney, Ted Barnes, to present the legal opinion on maintenance responsibility for the underdrain system to the Members.

**Financial Reports:** The preliminary 2015 budget was presented and discussed. The Board feels the dues are low in comparison to other communities and the cost of doing business has increased warranting a dues increase. The major expense each year has been the Masters Association dues. The new expenses are the management company and the underdrain system as well as a re-write of the CC&R's. A motion was made, seconded and approved to increase the dues to \$350 per lot for 2015.

**Annual Meeting Discussion:** If a quorum is not met, the meeting will be adjourned and a question and answer session will be held. If a quorum is met, the meeting rules will be announced by Robert Rosing and the meeting will follow the agenda as presented to the members.

**Fall Newsletter:** Each Board member will present an article for inclusion in the newsletter to Rick Hovey by November 14, 2014. Topics will include speeding and traffic study, Masters Association news, ARC trends, helpful tips and the summer party recap.

**CCR Compliance:** The violation report was presented to the Board. Driveway letters will be sent to 4 members to notify them that in the spring their driveways will need to be improved. There

are 2 boat/RV problems that are ongoing and members have been fined. The previous violations have all been resolved.

ARC Report: There have been no new applications.

Masters Association Report: The backflow preventers have been installed and they were able to consolidate a few meters to eliminate some costs. The drain from the big lake to the small lake will still will require a few adjustments to level out the pipes. A bubbler has been installed in the big lake. The small lake has some weed issues and a solution is being investigated for the removal of the cattails. The approval of the preliminary budget for 2015 will begin in January 2015. The proposal for the use of funds to build a clubhouse received a negative vote from all associations.

The November Board meeting will be held on October 27<sup>th</sup> if St. Luke's is available.

The meeting adjourned at 9:14 PM.