



HOMEOWNERS

Steering Committee Mtg.

November 9, 1984

7:30 p.m. Vern Hardmans Office

In Attendance:

Vern Hardman
Ron Kobler
Dale Boschetto

Mike Murphy
Lucy Murphy
Mike Hardman

Bill Ligety

Vern began by suggesting that we develop four committees as follows:

- Committee for Lights, front entry, mailboxes
- Committee for Violations
- Committee for Homeowner's Amenities, lake, culberts, water co. safety, lake access, etc.
- Committee for formation of legal Homeowners Association, file ccr's with county, pay fees, etc.

Mike Hardman told us that all the paper work had been filed and that all we needed to do was to pay the fee at the Sec. of State's Office. (\$50. ?)

Vern told us that we have no "Developer" per se. He said that of the 182 lots in Silver Springs he owns 68 and Insource owns 15.

The 10 acres of C-1 near the Double Take has not been platted, nor recorded, according to Vern, so it can be rezoned. Plans are being readied to make it a high density apartments area.

Vern told us that he is preparing a plan for the 43 acres in the N.W. section of Silver Springs for houses of 1,000 square feet on lots slightly smaller than is currently platted. From 72 lots to plus 14 more, for total of 86 lots. The Silver Springs Architectural Guidelines call for a minimum of 1500 square feet on the first floor.

Garth Reed owns the land east of Silver Springs which is zoned 1 unit per 40 acres- agricultural zone.

Insource owns 15 lots in Silver Springs- #'s include 58, 100-107, 125-128, 130.

Vern Hardman owns 68 lots in Silver Springs- #'s include 5, 8, 11, 25, 27, 28, 56, 65, 66, 68, 72, 76-84, 89-92, 94, 99, 108, 109, 111-114, 118-121, 123, 124, 129, 135, 137-139, 150-162, 164-171, 200- 202.

That leaves 99 lots in private ownership or individual bank foreclosures.

Vern told us that the land where the Silver Springs Subdivision Sign was allocated to the Homeowners but that it had never been recorded so that

when platted title was given to Ray Fry they just included the whole thing together with his 4,000 square feet of commercial for his service station building. By rights, and according to the original plat plans that land should be deeded back over to the homeowners.

Vern said that he has gone the rounds with Fry and Craig Torman on at least three occasions concerning the logo sign. That he was able to save the large wood lettering, for reuse, when the sign was being redesigned by Torman. We were also all in agreement that the plastic sign on wheels which is on the highway be removed. Torman has agreed to do this but as yet he hasn't taken the time to comply. (Double Take 649-9061, Craig Torman in Ogden 392-7737) Mike Murphy volunteered to contact Torman, and Fry if necessary. They could be violating the original agreement to serve the community.

Vern filled us in as to various aspects of the Silver Springs Water Co. Vern Hardman and Bob M. Larsen (Commercial Partners Inc., One Paramount Plaza, 7801 E. Bush Lake Road, St. 210, Bloomington, Minnesota 55435, (612) 835-9580) own the water Company. Dale Perkins is the resident manager, (at 4575 N. Silver Springs Dr. 649-9061). Lee Capaloski is the attorney. (Also at 4955 N. Highway 224, 645-8189)

We should try to get out of private ownership of water company. We can do this by setting up an escrow account into which homeowners would pay their water bills then send a single check monthly to Weber Basin. This would eventually bankrupt S.S. Water Co. and make the Association responsible for water. We can go to the Public Service Commission to get something done. Vern asked Mike to give us, the Steering Committee, any documentation needed. The water company is for sale and has been advertised in Wall Street Journal. Irrigation and culinary water system are involved. The irrigation system has never been connected. Some of the grievances are: ditches have never been covered up, diversion ditches have never been put in, grates are not installed, lake access specified and built, culverts in, quality of lake water improved such as algae and insects. The irrigation system needs the pumping station completed, time clock for pressurization needs to be installed. Liability for accidents spelled out, etc. Until complaints are settled we want the water company to release its rights to us and we will pay Weber Basin (as State entity).

It has been noted that some residents have dumped construction rubbish in nearby vacant lots. Those in violation are: Bill Harris, Lot 37, Bill Mckeown, Lot 15, Richard Kimball-Wolfgang Maasburg, Lot 196. Dale Boschetto volunteered to contact these individuals and ask them to clean up the rubbish.

It has been noted that some residents have not landscaped their yards with the one year period having been expired. Brad Dickson was the only example cited, Lot 136. We opted to confront this issue next spring.

The Silver Springs Streetlights were discussed. They appear to be of a high maintenance nature. There are no specifications with the county as to degree of luminosity, what distance they are to be apart (except that they are to be at each intersection), or who is to maintain them. However, it is the developers function to hook them up and make them functional. At one time they did work, according to Ron Kobler. We can contact Jerry Smith at the Summit County Planning Commission, 336-2334, County Courthouse for further guidelines. Also Utah Power and Light to determine process to obtain power to lights.

Ron Kobler has been investigating the streetlight problem and reported as follows: The County will not maintain the streetlights nor the lights on the flags. (Vern noted that someone has stolen his Swedish flag from the entry display)

Ron continued by saying that Homeowners need to form new district in Silver Springs for lights. If no protest to this procedure then in four weeks the lights will be connected with power. A mil will be levied for services. This will create a budget to county to run lights. Cost approximately will be \$5.00 per light per month. There are eleven street lights in the S.S. subdivision and approximately four others that we use in conjunction with the condo sections of Silver Springs. This new mil levied will be added to our annual property taxes and eliminates the need for Homeowners Assoc. collecting, billing, and paying this cost.

Ron was asked to proceed with his investigation of this procedure and to get it implemented. We discussed having the property taxes for lands and properties released to the association to be included in this mil levy.

Utah Power and Light bills have been mailed to RDF (Ray Fry), Concepts (Ray Fry), Silver Springs Development, Duckstop,

The Street lights were the responsibility of T-Systems (Dick Pearce 649-6810). They are in the following locations and conditions:

1- Silver Springs Road & Silver Springs Drive

Not located at corner intersection but between lots 36 & 173
One lense does not identify any street name

2- Lake Front Court & Silver Springs Road

Outer globe missing
Bulb missing
Both lenses broken, with one missing
End wood caps needed

3- Silver Springs Road & East Meadows Drive

End wood caps needed

4- East Meadows Drive & Fletcher Court

End wood caps needed
One side of one lense is falling off

5- East Meadows Drive & Ranch Place

Ranch Place lense falling off
End wood caps needed

6- East Meadows Drive & Willow Lane

East Meadows Drive lense falling off
End wood caps needed

7- East Meadows Drive & Willow Loop

End wood caps needed

8- East Meadows Drive & Willow Loop (s)

End wood caps needed

9- East Meadows Drive & Meadows Connection

Top half of outer globe missing

10-East Meadows Drive & Silver Springs Drive

11-Meadows Connection & Silver Springs Drive

Lucy Murphy asked Vern if he knew the whereabouts of the Special Improvements, Amenities escrow fund to which builders in Silver Springs had been donating at the rate of \$1,500.00 to \$2,000.00 for each lot. Vern guessed that Alta Title Company, which went bankrupt and is out of business now, held this escrow account. According to one builder, Grant Wartena, at one closing he deposited approximately \$18,000.00 into this account for 6 lots. He saw this money released to Ray Fry. Dan Stringham has knowledge of this transaction. He advised us as an Association not to do any improvements until these funds had been located and were available to us for use. These monies should be placed in an escrow account with the Homeowner's Association (Perhaps this is how Ray Fry got use of these monies, he is shown as president of the Homeowner's Association in a June 25, 1982 document with the County. The question is, what improvements did he use the money for, if any.)

Briefly discussed the extension of the bus route to corner of Ranch Place & Meadows Drive or thereabouts. Dr. Mark Simmons (649-9671) has indicated in the past that Middle School and High School students can walk up to two miles between school bus stops and/or the respective school. He has shown concern that the streets are not plowed of snow on both side making it difficult for the buses to pass. And concern that the Silver Springs Road/ Drive loop has not been completed for easy entrance and access to Highway 224. Vern said that now that the taxes are up to date that the county will be plowing both sides of the streets and that he will be responsible for making sure that that loop to Highway 224 will be completed, probably this coming summer.

A recap of assignments was made at this time as follows:

Mike Murphy - Talk to Torman about trailer sign removal and reinstatement of Silver Springs Subdivision logo sign.

Fred Wasilewski- Follow through on legalizing homeowner's association.

Ron Kobler- Work on getting power to the street lights within the subdivision, the lights to the flags, light to G.S. logo sign, and sprinklers at entry lawn on south side. File for new improvement district and mil levy with county. Work with Fred on proposed budget.

Bill Ligety- Find answers as to lake access, liability to association and homeowners or water company, water quality, etc. Also contact County concerning dredging of canals on north side of subdivision.

Lucy Murphy- Contact Summit School District Office concerning bus route extension.

Dale Boschetto- Contact resident violators.

Mike Hardman- Get Water Co. documentation to Lucy Murphy. Find out if any progress is being made on placing covers on out takes etc., especially on one at Silver Springs Drive and Meadows Connection.

Vern told us that if anybody needs mailboxes they are to contact T-Systems at 649-6810. They will be \$135.00 not installed.

Vern told us that we can use Carolyn, from his office, to collect dues and keep books. And that we could use his copying machine at any time free of charge.

We asked Vern if we could use the Silver Springs logo from the literature about

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Silver Springs Development. He said that we could because he had designed it himself and had never copyrighted it. "Use it any way you like, it's yours", he said. He would not sign anything to that effect however because he said that there was no need to.

Witnessed by: Ron Kobler, Dale Boschetto, Mike Murphy, Lucy Murphy, Bill Ligety,
Mike Hardman.

This meeting was adjourned at approximately 9:30 p.m.