



HOMEOWNERS

INCORPORATION MTG.

June 11, 1985

8:00 P.M. Kobler Home

In attendance:

Bill & Mary Moore	Ron Kobler
Lucy Murphy	Bill Kopelman
Elizabeth Funk	Bob Haedt
Bill Ligety	Roger Wendt
Cyndi Sharp	Ron Morgan
Judi Grady	Marilyn Morgan
Richard Mitchell	Elmer Sandberg
Herb & Susan Ruttenberg	Jim & Linda Madden
Fred & Mary Wasilewski	Kathy A. F. Davis
Don & Peggy Ness	
Butch & Judy Heinz	
Brant & Kathy Hedges	
Julie & Dick Pearce	
Greg Vinson	

This meeting was called to order at 8:20 p.m. by Bill Ligety.

It was proposed that the S. S. Homeowners hire an attorney to represent us in the case of incorporation and in the case of the S. S. Water Company rate increase proposal before the Public Service Commission.

All present were in agreement that we would save more time and money in the long run if we did hire an association attorney. Bill Ligety introduced Kathy A. F. Davis from the law firm of Winder & Haslam, 175 West 200 South, Suite 4004, S.L.C., Utah 84101, (801) 322-2222. All sustained this choice of counsel to represent us. Kathy told us that fees to their office would be deferred until we had a running association, except for back taxes or fees which may need to be paid before we can become incorporated. At this point Bill Moore started a \$100.00 advance association dues list for homeowners to sign in order for us to get this project off the ground. Those committed were: Wm. Moore, Ron Morgan, Elmer Sandberg, Bill Kopelman (PD), Ron Kobler (PD.), Grant Hedges (PD.), Greg Vinson (PD.), John Madden (PD.), Bill Ligety (PD), Roger Wendt (PD.), Steven Grady, Don & Peggy Ness (PD.). Collected \$800.00.

Standard fee for incorporating is \$450.00. W. & H. charge at an hourly rate of \$70. - \$110. per hour.

Franchise taxes on the S.S. Association started by Fry and Hardman have not been paid for several years. In such cases the Lt. Governor could have suspended that association.

Concern was voiced over the dealings and bonds, etc. that could be attached to

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the Fry-Hardman Silver Springs Homeowners Association. Kathy informed us that we would not be liable for any unratified issues. She will look into starting a new Silver Springs Homeowners Association rather than continuing the past one.

Some of the changes that we would like to incorporate into our new association are: Votes are to be limited to one per lot- improved or otherwise, there are not to be more than one class of vote.

Penalties should be defined concerning delinquent property taxes (county slows snow removal, etc. so this effects everyone), and Association dues.

Kathy further informed us that if we exclude vacant lot owners from voting then when they did build they legally would not be required to follow our C.C.R.s nor our Architectural Review. This was a concern because the Homeowners do not want to be outvoted by large land holders such as Virginia Beach Bank nor private investors.

A meeting for the election of officers should be our next step so that these elected officers can sign the new articles of incorporation etc. Proxy votes need to be prepared for those not in attendance to cast their votes.

Elmer Sandberg gave a report on the Public Service Commission meeting of March 25, 1985 at the Heber Wells Bldg. in S.L.C.:

Stephan Randall is the attorney for the Silver Springs Water Company. He told the PSC that they have never earned a net income but are operating on connection fees. There seems to be a large in house debt that they are trying to retire. Dale Perkins is the water company manager for 2½ years. He is paid \$24,000. annually plus \$5500. in portal to portal fees from his residence in Centerville. Many water customers complained that he is never at the phone # that is listed but messages are left on a recording machine. No one there had ever had his message answered or call returned.

Robert M. Larson of Minneapolis, MI. is the president, purchases 900 acre feet from Weber Basin at \$30,000. each year. Has 190 customers on system.

Needs \$17,000. to complete irrigation system, to be completed this spring.

Lynn Evans, rate engineer, said that S.S.W.C. is probably buying too much water.

Julianna Hamblin, business regulation examiner questioned much of the attorney's requests and seems to be on top of the situation. P.S.C. (801) 530-6655

Judge Thurman is presiding at these hearings.

All present felt that it would be wise to have our new attorneys present at these water company hearings ⁶⁻¹³⁻⁸⁵ to represent our position and list of complaints against the water company. The cost of their presence would be offset in the future by the savings on our water bill. Fred Wasilewski said that he would also be present.

Ron Kobler reported that he was told that our street lights did not conform to Utah-Summit County standards. UP.&L. (Dewey Layton) will survey each light to see whether or not they are connected to power and are in working order. He will give us a cost estimate. We need to enlist a subcontractor (Alpine Electric) to run power or repair each light. County will maintain bulb only. After all is hooked up then UP&L will prepare a budget for the county, then obtain a special assessment mil levy to pay for the daily power cost. Ron will continue to follow through this assignment.

It was decided that the next meeting would be as soon as the Association papers were filed and approved. A general clean-up day and neighborhood picnic would follow shortly after that meeting.

It was decided not to discuss plans for the park, entry lights and sign, lake access, common areas, homeowners in violation of CCR's, bike path, highway widening, county snow removal with excessive gravel, school bus route, etc. until we are official.

Meeting was adjourned and refreshments were served.

Name	Lot #	I would like to tell
Maggie + Bill	1850 W 2000	
Judi Judy	144	✓
RICHARD MITCHELL	1554 N. MEADOWS CONN.	✓
HERB (+ SUSAN) RUTENBERG	4951 N SILVER SPRINGS	✓
FRED + MARY WAWILEWSKI	1407 W MEADOWS CONN.	✓
Lola + Peggy Mead	1508 F. J. J. Ct	✓
BUTCH + JULY HEINZ	4735 SILVER SPRINGS	✓
GRANT + KATHY HEDGES	5091 N. SILVER SPR. RD	✓
Julie + Dick PEARCE	5049 N EAST MEADOWS DR	✓
GREG VINCON	140, 22 143	✓
Forkell	4892 N EAST MEADOWS DR	✓
BILL KOPELMAN	4956 SILVER SPRINGS DR	✓
BOB HAEDT	5009 N SILVER SPR RD	
ROGER WENDT	19 MEADOWS CONNECTION	✓
RON MORGAN	14 MEADOWS CONNECTION	✓
Marylyn Morgan	14 Meadows Connection	✓
ELMER SANDERSON	16 n n	✓
Elizabeth C. Junk	1422 W Willow LN	✓
Jim + Linda Mead	5103 N. Silver Lake	✓
Bill Lighty	5037 N. S.S. Rd.	✓
Linda Sharp		
Judy Murphy	4925 Silver Springs Rd.	
Kathy A. + Davis	175 W. 2005. SLC, Utah 84104 St. 400	