

The Silver Springs HOA Board of Trustees Meeting was called to order by President Bob Haedt at 7:30PM on 4 October 1990 at his home. Present were Trustees: Bob Haedt, Dick Mitchell, Randy Arnold, Rick Hovey, and Bonnie Adams. Absent were Carl Caughran and Roland Grandpre.

The Minutes of 12 September 1990 were read by Secretary Bonnie Adams and approved as read.

There was no Treasurer's report.

Bonnie Adams gave an updated report on the Annual Meeting to be held 23 October 1990. There are eight candidates. Notices of the meeting will be sent out on the 5th, along with Proxies and the Minutes of last year's meeting. A proposal to allow a company called Recycling Solutions to speak was rejected by the Board. However, as recycling is a good project, the Board would be happy to supply the company with a directory of residents to help them.

Dick Mitchell reported on the Architectural Committee:

1. The Wallace Judgement has been signed by the Judge and recorded as such. We need to file a lien on the property in the amount of the judgement, plus filing fees. Scott Welling in addition needs to send us a legal bill for services. Scott in his letter proposed having him proceed in collecting the money, at a percentage fee. Rick Hovey felt that first the property should be liened and then a strongly worded letter be sent. As the property is for sale, a lien is the least costly way of collection. The Board concurred.

2. Color samples have been completed by our Color Expert, Bob Karz, with a second opinion given by a local paint store.

3. Dick is beginning to collect the \$1000 Security.

4. Mike Shepard will be the 3rd member of the Architectural Committee. The Board approved.

5. Booer/Satelite - Scott is working on it. Dick says he does not submit correspondence and that he does not like this and has requested that Scott CC: to the Board.

6. Some Mailboxes have been ordered.

7. Duggin fence will be discussed with Scott.

8. The flag at the Entrance is ragged. This should be a Master HOA job but while they are organizing we will once again take care of it as the Board feels it is disrespectful in its current shape. Rick Hovey will do this at a reasonable cost and try to buy a larger one.

9. Dick has submitted a bill to Treasurer Carl Caughran. He would like to be paid for his Services on the Architectural Committee - retroactively. Dick made a motion that he receive the \$50 processing fee for the 13 approvals done in 1990. Bob Haedt Seconded. The motion was defeated. Randy Arnold made a motion that the Chairman of the Architectural Committee who administers the Rules be paid

\$50/plan/house built for his services for future homes as long as the Chairman is not a Trustee. Rick seconded. all were in favor.

10. Two more letters of non-compliance based on color were signed to be mailed.

Roland Grandpre's report on the architectural Survey Committee was reviewed. He will not be able to give the report at the Annual Meeting as he is recuperating from surgery. Bonnie Adams will contact the other Committee members to have one of them give the report.

Randy Arnold reported on the Park Lands. He met with Widdoes who has talked with Gibbons/Reed, General Contractors for roads in Northshore. Lynn Stevens wants to have them dredge the lake for him. This is ideal soil. But G/R did not give a price. Widdoes is pursuing this. A proposed plan and budget with assessments was discussed. See attached. Randy will have available at the Annual Meeting the preliminaries, without a detailed budget. It will be emphasized that this is a Master HOA Project.

The Board then discussed the agenda for the Annual Meeting. Bonnie Adams will have this available for distribution at the meeting. See attached Agenda.

The Meeting was adjourned at 10:15Pm.

Respectfully submitted,



Bonnie Anne Adams
Recording Secretary



HOMEOWNERS

P.O. Box 3323 · Park City, Utah 84060

SILVER SPRINGS ANNUAL HOMEOWNER'S ASSOCIATION MEETING

October 23, 1990

AGENDA

Minutes of October 23, 1989

Treasurer's Report - Carl Caughran

Introduction of Candidates for Trustee - Bonnie Adams

Election

Architectural Committee - Dick Mitchell

Architectural Review Committee Report - Charles Reynolds

Snyderville Advisory Committee - Lynn Stevens

Master Homeowner's Association - Bob Haedt

Master Homeowner's Association Common Area Development
Committee - Randy Arnold

Election Results

Adjournment

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Keep*

No. _____
FILED

SEP 17 1990

Clerk of Summit County

By _____
Deputy Clerk

SCOTT C. WELLING, 3420
Attorney for Plaintiff
312 Main Street
P.O. Box 712
Park City, Utah 84060
Telephone: (801) 649-8406

IN THE THIRD JUDICIAL DISTRICT COURT
FOR SUMMIT COUNTY, STATE OF UTAH

SILVER SPRINGS HOMEOWNERS)
ASSOCIATION, a Utah non-profit)
corporation,)
)
Plaintiff,)
)
vs.)
)
TERRY WALLACE, KARL W. SPEORL,)
GLEN SCHIPPERS d.b.a. GLEN)
SCHIPPERS CONSTRUCTION)
COMPANY, and JOHN DOES I)
THROUGH V,)
)
Defendants.)

JUDGMENT ORDER:
AWARD OF
ATTORNEYS FEES

Civil No. 10511

Judge John A. Rokich

THE MATTER of the award of attorney fees as between plaintiff and defendants Terry Wallace and Karl W. Speorl, having been taken under advisement by the Court for arbitration pursuant to the parties' Stipulation of April 30, 1990, and the Court having reviewed that Stipulation and the respective affidavits of attorney fees and costs submitted by counsel, and for good cause appearing IT IS HEREBY ORDERED:

That plaintiff, Silver Springs Homeowners Association, be, and hereby is, awarded attorney fees in the sum of \$4,950.00 and costs in the amount of \$236.25, for a total judgment in the amount of \$5,186.25, the same to be entered and enforceable in

all respects as a judgment against said defendants Wallace and Speorl, notwithstanding the dismissal of plaintiff's cause of action against said defendants.

DATED this 10 day of Sept, 1990.

BY THE COURT:

John A. Rokich
John A. Rokich
Third District Court Judge

CERTIFICATE OF SERVICE

I hereby certify that on this 24th day of August, 1990, a true and accurate copy of the foregoing Judgement Order was hand delivered to the following:

David W. Johnson
Attorney for Defendants
Terry Wallace and Karl Speorl
544 Park Avenue
P. O. Box 3598
Park City, Utah 84060

Scott Welling

Architectural Rules - Report to the Membership

CHRONOLOGY

At the last annual meeting a motion was passed that stated:

"that community input be sought on the architectural rules by means of a questionnaire on subjective and objective guidelines."

A survey of members was conducted and the results analysed and a report summarizing the results was written and circulated to the members on April 16th.

The Board then struck a five person committee to review the Architectural Rules and produce substantive recommendations for change. The committee was structured so that the majority of it's members were NOT associated with the Board. The Non-Board members of the committee were:

Bob Karz 4910 Silver Springs
Ron Koble 4898 N.E. Meadows Dr
Charley Reynolds 1475 Willow Loop

The Board members of the committee were:

Dick Mitchell 1554 W. Meadows Connection
Roland Grandpre (chair) 1503 Willow Loop

Through the offices of the President, the committee had an architect, Stan Johnson, as a consultant to the committee. The consultant independently reviewed the survey results, made his own observations of the subdivision and made a report to the committee.

Using the survey results, the architect's report and their own observations, the committee formulated it's recommendations to the Board.

ACTION TAKEN

The report of the committee was received by the Board and the majority of the committee's recommendations were agreed to.

A color specialist has been engaged to review the color samples of major paint suppliers and to select those that are, in his independent view, consistent with the rule pertaining to color. The Architectural Committee has the approved color samples available for members and builders.

The following changes concern not only the Architectural Rules but also the CC & Rs and therefore require a vote of the membership.

GENERAL REQUIREMENTS

1. Is modified to include the notion that multiple families should not occupy a single residence.

(Provide some explanation for the committee's thinking)

Moved that the rule now read:

Only one single family residence may be allowed on any single family lot and no more than one family shall occupy any residence.

2. Is modified to increase minimum square foot requirements by approximately 10%.

(Provide some explanation for the committee's thinking)

Moved that the rule now read:

The minimum structure size is 1650 square feet of enclosed living area for single level dwellings and 1210 square feet on the ground floor and 660 square feet on the second floor for two story dwellings, excluding garages, patios and decks.

7. Is modified to include additions and alterations within the one year rule for completion.

(Provide some explanation for the committee's thinking)

Moved that the rule now read:

The exterior construction of all dwellings and any exterior additions or alterations to existing homes must be completed within one year from the start of excavation.

8. Is modified to include rear yards within the one year completing requirement.

(Provide some explanation for the committee's thinking)

Moved that the rule now read:

Both front and rear yards must be completely landscaped within one year of completion of construction or occupancy, whichever occurs first.

DESIGN REQUIREMENTS.

4. Is modified to add a maximum pitch for roofs.

(Provide some explanation for the committee's thinking)

Moved that the rule now read:

All roof surfacing must be constructed of wood "shake" variety. Roof designs shall have a minimum pitch of four in 12 (feet) and a maximum pitch of five in 12 (feet).

18. Is modified to increase the processing fee to \$100.00, to implement a \$ 1,000.00 performance deposit, and to make explicit the timing for the refunding of the performance deposit.

(Provide some explanation for the committee's thinking)

Moved that the rule now read:

That a processing fee for new home construction be paid at the time of application and be composed of the following:

- a. \$ 100.00 plan processing fee.
- b. \$ 150.00 advance payment for a Silver Springs style mailbox.
- c. \$ 1,000.00 cash performance deposit.

The application fee must accompany building plans or blueprints.

The performance deposit will be refunded when all requirements are met including the landscaping requirement.

October 4, 1990

Dear Silver Springs Homeowner:

The attached information is for your review of the park design and budget for construction. The intent of the parks is for the enjoyment of all Silver ~~Silver~~^{Spring}s Homewowners regardless of age or recreational desires. The parks are designed for the least amount of maintenance and care with a emphasis on zeroiscaping.

The budget for each park does not include labor for construction except for specialty trades: ex: plumbing concrete work, roofing contractor. We'll need your volunteer help in the spring and through until completion of the park.

Please share your ideas and willingness to volunteer with the park committee. We need help in the following areas:

On the next page please volunteer for any of these jobs by writing in your name and phone number.

1. Landscape designer -----
2. Excavation operator & equip. -----
3. Sprinkler design & install. -----
4. Concrete work -----
5. Plumber -----
6. Contractor for shelter -----
7. Insurance specialist -----
8. Signage -----
9. Rules and regulations -----
10. Maintenance -----
11. Work team coordinator -----
12. Sod, sand, & gravel contacts -----
13. Nursey contacts -----

Please, return to any of these trustees after the meeting.

A special thanks to the following homeowners who have been involved with the design of the parks.

Sandy Shelok	Quail Meadows Condo
Lynn Stevens	Willowbend West Condo
Lee Case	Silver Springs
Herb Ruttenberg	Silver Springs
Randy Arnold	Silver Springs

Let's hope for an early spring and lots of volunteer help for the 1st Annual Silver Springs 4th of July Celebration!

Thanks

SILVER SPRINGS PARKS REVENUE

SPECIAL PARK ASSESSMENT: \$40.00 PER UNIT FOR FOUR QUARTERS
BEGINNING 4TH QTR OF 1990.

REVENUES:

12/31/90	\$16,000.00
03/31/91	16,000.00
06/30/91	16,000.00
09/30/91	16,000.00

TOTAL REVENUES	\$64,000.00

BUDGET FOR EACH PARK:

SILVER SPRINGS LAKE PARK:	\$50,100.00
SILVER SPRINGS TENNIS PARK:	8500.00

TOTAL	\$58,600.00
REVENUES FOR FUTURE PLANS	\$5400.00
TOTAL EXPENSES	\$64,000.00

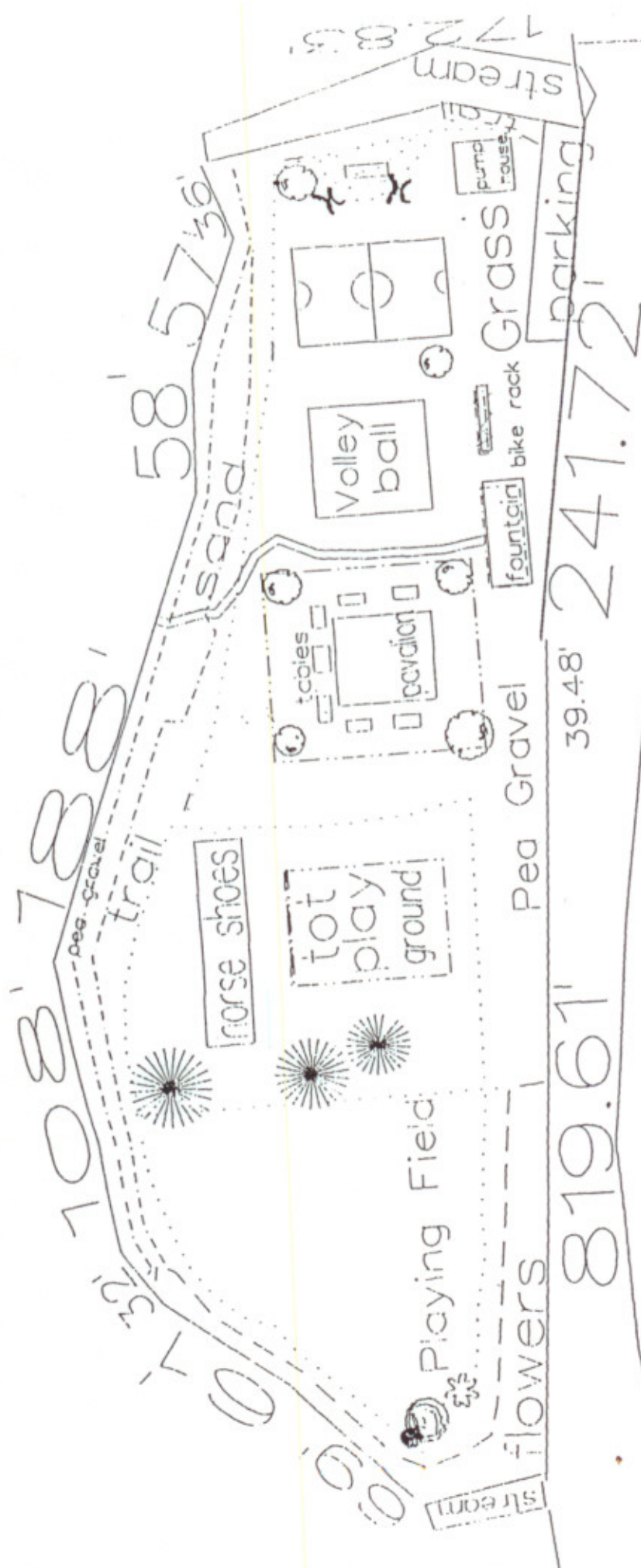
SILVER SPRINGS PARK BUDGET

SOD	\$4200.00
ROCK 3/4"	1000.00
PEA GRAVEL	1000.00
	1000.00

SILVER SPRINGS PARK BUDGET

SOD	\$4200.00
ROCK 3/4"	1000.00
PEA GRAVEL	1000.00
CONCRETE BASKETBALL COURT	4000.00
SHELTER	5000.00
PICNIC TABLES	1200.00
PLAYGROUND EQUIPMENT	5000.00
BIKE RACKS	200.00
GRILLS	300.00
PARK BENCHES	500.00
BASKETBALL GOALS	800.00
MASONRY SAND	1650.00
SPRINKLER SYSTEMS	4000.00
TREES, SHRUBS, ETC.	5000.00
PLUMBING	4500.00
TOP SOIL	2250.00
SILVER SPRINGS WATER CONNECTION FEE	5500.00
MISC.	4000.00

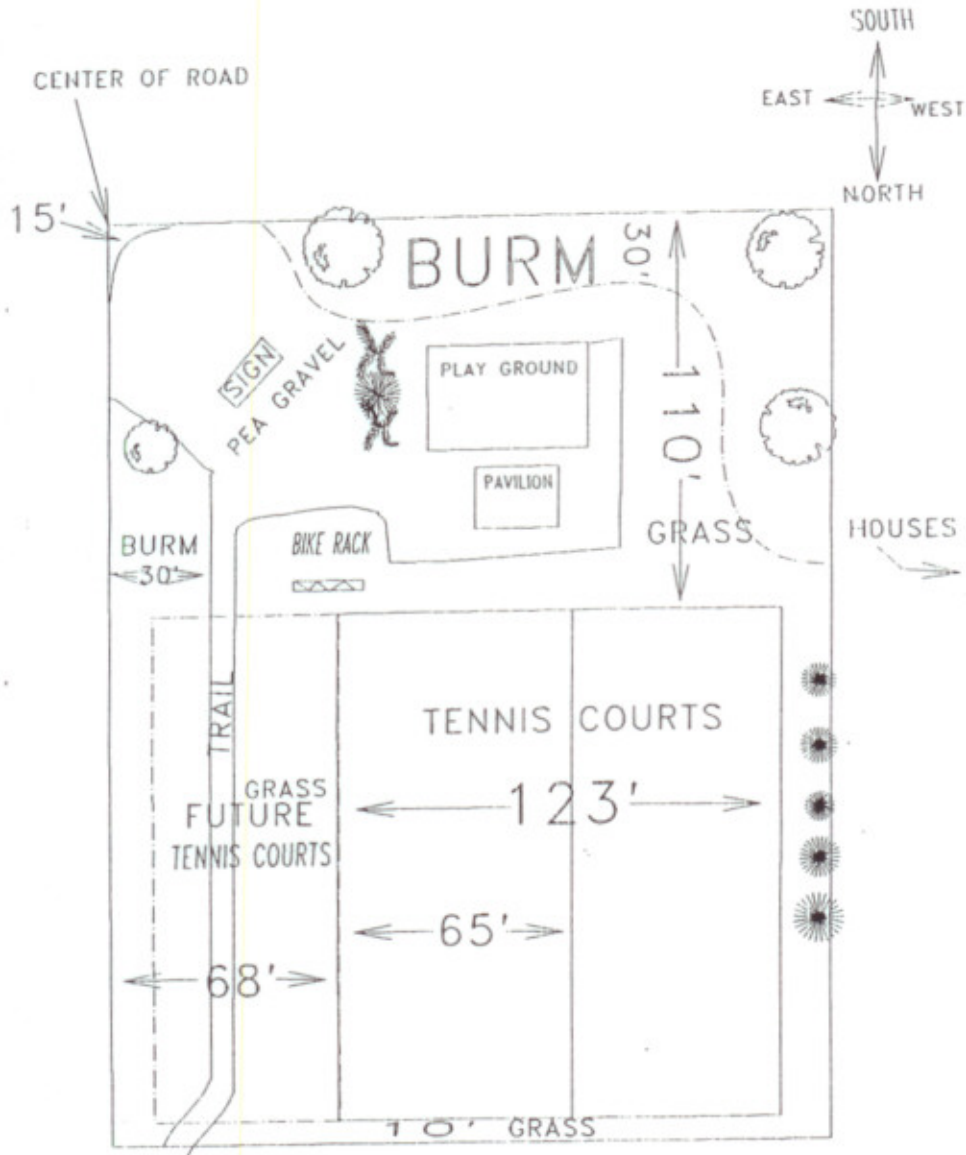
	TOTAL=\$50,100.00



SILVER SPRINGS TENNIS COURT PARK BUDGET

ROCK 3/4"	\$1000.00
PEA GRAVEL	1000.00
SAND	500.00
SOD	1500.00
SPRINKLER	1000.00
SHELTER	2000.00
PLAYGROUND EQUIPMENT	1000.00
TREES, SHRUB, ETC.	500.00

TOTAL = \$8500.00



WBW COND'S



HOMEOWNERS

A T T E N T I O N ! ! ! ! !

SILVER SPRINGS HOMEOWNERS' ASSOCIATION ANNUAL MEETING

DATE: Tuesday, October 23, 1990

TIME: 7:00PM

PLACE: Parley's Park Elementary School

AGENDA: Election of four (4) Board of Trustee positions (PROXY ENCLOSED). We will be discussing common areas, Current Silver Springs Real Estate Update, Master HOA, proposed changes to CC&R's and/or Architectural Rules, as well as other matters.

Enclosed is a copy of the 1989 Annual Meeting Minutes for your review and approval at our meeting.

WE ENCOURAGE EVERYONE TO ATTEND. YOUR VOTE IS IMPORTANT! IF YOU CANNOT ATTEND THE MEETING, PLEASE RETURN THE PROXY! WE LOOK FORWARD TO SEEING YOU THERE!

Sincerely,

Bob Haedt
President
Silver Springs Homeowners' Association

IMPORTANT INFORMATION:

In order to have our 1990-91 Homeowners' Directory as up-to-date as possible, below is our computer listing of your lot number, your name and spouse's name (if applicable). If the information below is not accurate, please contact Lisa Hovey at 649-9526 before Monday, October 15. Should we not hear from you, we will assume the information to be correct and therefore listed as such in the Homeowners' Directory. The Directory will be available at the Annual Meeting. If you will not be attending the Meeting, please see the Proxy. Thank you.

Final Note, if you do not have a copy of the Association's CC&R's from your closing on your home or lot and wish to have one, we will have several copies available at the Annual Meeting. There is a cost charge of \$10.00 which will be assessed on your next billing. If you cannot attend the Meeting and are in need of a copy, please see the Proxy. Thank you.

PROXY

1. Ballot for the election of four (4) Trustees, each for a two (2) year term. Please select four (4) below:

Lee Case - 649-5821 - 4932 Silver Springs Rd.
 Lisa Hovey - 649-9526 - 1514 Meadows Connection
 Rick Klein - 649-6546 - 1495 Lake Front Ct.
 Nancy Cloutier - 645-7716 - 1501 Willow Lane
 Rob Karz - 645-9688 - 4988 Silver Springs Rd.
 Gil Hodge - 649-1738 - 5132 Silver Springs Rd.
 Dennis Mayville - 649-0017 - 4841 E. Meadows Dr.
 Bob Haedt - 649-8038 - 5009 Silver Springs Rd.
 Other _____

2. Grant my Proxy to the Board of Trustees to vote on my behalf for all other business that may be properly brought before this Meeting. Yes No
3. Grant my Proxy to _____ (another Silver Springs Homeowner who will be attending the Meeting) to vote on my behalf for all other business that may be properly brought before this Meeting.

Please be aware that at the Annual Meeting of 11/9/88, it was resolved that the By-laws be amended to reflect good and bad membership standing in regards to past due fee obligations of 90 days or more and the denial of voting privileges to those determined to be in bad standing.

Granted by _____, owner of Silver Springs
(printed name)

Lot Number (s) _____, this _____ day of October 1990.

Signature

Please return your Proxy to the following before Friday, October 19, 1990, OR you may have it hand-delivered to the Annual Meeting by another homeowner in attendance:

Silver Springs Homeowners' Association
PO Box 3323
Park City, Utah 84060

PLEASE NOTE: As I will be unable to attend, please forward to me:

1. The 1990-91 Silver Springs Directory yes no
2. A copy of the CC&R's yes no