

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

SILVER SPRINGS HOMEOWNERS ASSOCIATION
ANNUAL MEETING

DATE: MONDAY, OCTOBER 14, 1991

TIME: 7:00 PM

PLACE: PARLEY'S PARK ELEMENTARY SCHOOL

AGENDA: ELECTION OF THREE (3) BOARD POSITIONS (PROXY ENCLOSED), APPOINTMENT OF MASTER HOMEOWNERS ASSOCIATION REPRESENTATIVE, MASTER HOMEOWNERS ASSOCIATION UPDATE, PARK UPDATE AND 1991-92 FEE STRUCTURE, NORTHSHORE & SOUTHSHORE UPDATE, PRESIDENT'S REPORT ON OLD AND NEW BUSINESS, AND MUCH MORE

It is time again for our Annual Meeting. This year's agenda will be addressing many issues very important to us all.

Please be aware that according to our By-Laws, Article III Section 5. Quorum: 50% or more of the members in good standing present in person or by proxy shall constitute a quorum for any and all purposes, except in situations in which express provisions require a greater vote in which event quorum shall be the percentage of interest required for such vote. In the absence of a quorum, the meeting shall be reconvened within 30 days, allowing members at least two weeks notice of meeting and providing proxy forms, at which time it shall reconvene and any number of members in good standing present at such subsequent meeting, in person or by proxy, shall constitute a quorum. A member in good standing shall be defined as an owner who has kept current in paying of his/her Association fee obligations not exceeding 90 days of delinquency. At any such adjourned meeting held as set forth above, any business may be transacted which might have been transacted at the meeting as originally noticed.

This by-law was passed at the November 9, 1988 Annual Meeting and recorded with the Summit County Recorder, State of Utah, as Entry No. 309691, Book 525, Pages 670-671.

YOUR VOTE IS IMPORTANT! WE ENCOURAGE EVERYONE TO ATTEND. IF YOU CAN NOT ATTEND THE MEETING, PLEASE RETURN THE PROXY!

Please Note: In order to have our 1991-92 Directory as up-to-date as possible, below is our computer listing of your lot number, name, and spouse's name (if applicable), street address, mailing address, and phone. If the information below is not accurate, please contact Lisa Hovey at 649-9526 before Monday, October 7. Should we not hear from you, we will assume the information to be correct and therefore listed as such in the Directory. The Directory will be available at the Annual Meeting. If you will not be attending the meeting, please see the Proxy. Thank you.

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Annual Meeting Notice

If you do not have a copy of the Association's CC&Rs and/or Architectural Rules 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 of \$10.00 which will be assessed on your next billing. If you will not be attending the meeting, please see the Proxy. Thank you.

Enclosed is a copy of the 1990 Annual Meeting Minutes for your review and approval at our meeting.

We look forward to seeing everyone there!

Sincerely,



Gil Hodge
President
Silver Springs Homeowners Association

GH/lh

Encs.

025
FREDERIC & AUDREY STAYROOK
1394 W. MEADOWS CONNECTION
1394 W. MEADOWS CONNECTION
PARK CITY, UTAH 84060
649-2493

SILVER SPRINGS HOMEOWNERS ASSOCIATION
ANNUAL MEETING
AGENDA

October 14, 1991

51% of 171

- ✓ Reading of 1990 Minutes
- ✓ Introduction of Candidates
- ✓ Selection of Master Homeowners Association Representative
- ✓ Treasurer's Report
- ✓ Park Update and Fee Structure
- ✓ Master Homeowner's Association Update
- ✓ Election
- ✓ Architectural Review Committee Update

*Lucy 87
00
Volunteer
Bonnie Adams*

Presidents Report:

- ✓ Snyderville Advisory Committee Update
- ✓ Northshore & Southshore Update
- ✓ Snyderville Meadows Association Update
- ✓ status of August's Non-Compliance Letter & Follow-up Meeting of September 9
- ✓ snow removal for 1991-92
- ✓ bike paths
- ✓ speed control around school
- ✓ dog control
- ✓ safety and stop signs
- ✓ maintenance & wattage of light posts

*Amey
Sgt
Gerr
Sept 11
Ad 8's
Amador*

*Bon Perry
Dee Mitchell*

Election Results

Adjournment

Chris Keeler

*320 bills
100 w
20 w Bull*

*14 Feb bank
7 in 13
oker*

Fred

ANNUAL MEETING
SILVER SPRINGS HOMEOWNERS ASSOCIATION

OCTOBER 14, 1991

The Annual Meeting of the Silver Springs Homeowners Association was held October 14, 1991 at Parley's Park Elementary School and brought to order by President Gil Hodge at 7:20pm.

As attendance numbers were being counted to see if a quorum was reached, Summit County Commissioner Ron Perry was asked to speak on behalf of some issues important to our area. Fred Stayrook asked for input regarding the excess gravel left each spring after our winter snow removal. Gil updated Fred as to the steps taken thus far by the Board this past year. He indicated the Board contacted the County to see if the gravel distributed could be lessened. The Board found we would have to alter our snow removal effectiveness in exchange for less gravel. The Board felt safety was a priority and, therefore, would leave alone. However, the Board was told the calibration on the trucks could be set too high and to contact Drew Harper for more information. Ron submitted a written response from Drew (see enclosed) which stated "snow removal procedures will be followed as has been done in the past with the exception of salt being used instead of a salt and chat mix." Ron furthered that a new sweeper for the gravel has been ordered for next spring for the entire County. Per Lynn Stevens, the salt could wipe out the fish in both lakes. Per Lee Case, the salt has been a part of the mixture all along. Gil assured everyone we will have the County check the calibration of the trucks which might alleviate the problem.

Dick Mitchell informed everyone regarding its history. At the 1988 Annual Meeting it was voted to not allow salt. In 1989 it was brought up to plow only, but there has been gravel and salt used each year. Drew Harper had been contacted several times to relieve some of the gravel to no avail. Ron Perry indicated they can't totally eliminate the salt due to liability possibilities.

Regarding the painting of the bike lanes, Brenda Schoneman indicated the timing by the County to repaint each year is poor. Ron will check to see if the County could paint at the beginning of spring and not wait until fall. In addition, there are spaces on the road where cars were parked. Lisa Hovey suggested to Ron that a notice be given to all homeowners several days in advance of the painting so all vehicles can be removed from the streets.

Ron briefed everyone concerning speed control around the school. He was informed that a survey was taken several years ago by Sheriff Ely and found the average speed was 40 mph which warranted the need of a flashing light. Ron indicated there are very stringent rules regarding this with the Public Safety Commission. He will check and get back to the Board.

Concerning dog control, Ron indicated the County is looking at property at the Silver Creek Treatment Plant for a new dog center for next year. They are in need of two parcels. They are also looking for a new bus garage and may incorporate this with the dog shelter. They are currently under staffed and will look for one more staff person. The current shelter only holds 12 animals and

won't pick up animals if full. It will cost \$75,000 to build a new shelter exclusive of land and cages. Fred Stayrook feels dogs are getting better in avoiding the catchers. Ron clarified that we must blame the owner and not the animal. They will have an increase of fines and maybe mandatory civil service. Gil asked if there was legal recourse when attacked. Ron indicated there is an ordinance and we should try to enforce the leash law and fines. The ordinance changed in 1983 which states if the command of the animal is within range of the owner then no leash is required. A question was asked do you call animal control or the sheriff if attacked? Ron responded you should call both.

Lynn Stevens offered steps taken by another homeowners association. Step 1 - a warning, step 2 - \$50 fine, step 3 - \$100 fine, step 4 - \$500 fine. This would hold up in court.

The meeting was officially called to order at 7:45 pm by Gil with 96 in attendance either by Proxy or in person which constitutes a quorum.

Lisa Hovey read bios on each candidate and indicated with her recent move she must relinquish her position on the Board. She indicated the Board asked Hughes Martin, who accepted, to finish the remainder of her term (one year).

Gil indicated the Board needs to replace Randy Arnold as representative of the Silver Springs Homeowners Association to the Master Homeowners Association. Bonnie Adams indicated she would fill the position only if no one else showed interest. Randy was asked to give a brief description of the Master Homeowners Association and the duties of the representative. He indicated the Master Homeowners Association is two (2) years old and responsible for the building and maintenance of the community park. The Association may expand to include operational duties such as lights and common grounds. A strong person and strong voice is needed to guide our community as representative. Gil added the Master Homeowners Association feels our community should be working off the same guidelines. Lucy Murphy volunteered herself as the representative.

Bill Ligety indicated his concern of the temporary trailer outside his home for the developers of Southshore. Randy Arnold replied he should voice his concern to the Board. Bill added the Board should have received a notice from the County that a trailer was to be installed. Gil answered the Board did not receive notification.

Carl Caughran gave the Treasurer's report. The total budget for next year is \$16,800.00. He recommended an increase in our yearly dues from \$60 to \$90 to cover the Master Association park maintenance of \$12,000. There were no objections to the rate increase. See the attached report for more information.

Randy Arnold was asked to bring everyone up-to-date regarding the park. He first thanked everyone for their participation during the summer in building the park. They had hoped to start in April but due to weather delays started in July. They hope to have the park finished by next summer. Southshore developers will do

the dirt work for the tennis court area. He thanked Linda Karz for her help with ordering playground equipment and trees. Lynn Stevens offered his help with water power and sprinklers. The Master Homeowners Association has collected \$40,000 so far of the budgeted \$64,000 and has spent \$32,000 of the anticipated \$50,000. The park is currently under budget and will have enough money to complete. He indicated one problem - the theft of a generator. The Sheriff has been contacted and asked that the Association be contacted if anyone knows of its whereabouts. He finished by saying the berm along the highway is common area and the Master Association may have to water the trees that Southshore will be planting. Southshore will assist with the paving of the parking lot and asphalt. An expense not anticipated was the parking lot.

Gil conveyed that it was a difficult year and the Board tried to improve its communication. The Board heard lots of negative feedback regarding harassing and suing. He assured everyone there has never been a suit by this current Board. Regarding harassing, he emphasized it is the Board's responsibility to uphold our CC&Rs. Through the year the Board listened to many homeowners but could not change things immediately. He stressed the Board must go through the proper channels. One issue the Board heard quite loud was off-white paint. He indicated the Board put this issue on the ballot because they felt the community wanted it. Gil indicated the Board believes there are some who feel this has turned into a community vs Board issue. It is not. He asked that everyone not be blinded into voting for or against the Board. It is not a vote for community rights, it is how you feel you want to see the future of our community. He stressed not to vote in spite of the community or in spite of the Board. Vote as you feel. Gil added he felt the Board has done the best they could to address the issue. He asked everyone to use their best judgment as they cast their ballot.

Fred Stayrook asked how will the Board handle the white aluminum window panes issue. Gil responded that there are three (3) homes with white window panes and doesn't know what to do yet. Each case will be discussed on an individual basis. Elaine Jolly asked why exterior doors were not included. Gil replied the Board felt trim was the issue. Lee Case indicated the response to white and off-white paint on our questionnaire two (2) years ago was not overwhelming and therefore not noted at our last Annual Meeting. The Board felt the current input was enough to put it on the ballot which was a good start to see how serious the issue was. Paul Parsonneault asked why the petition did not influence the ballot to allow doors. Gil replied the petition was not the appropriate way to get the issue across. Gil feels the petition did say we should take one step at a time and justified the need to do a double check process with the Ballot. The Board did not want to make sweeping changes at one time. The next Board may want to make more changes.

Brenda Schoneman feels it all looks real nice. She is concerned we are only addressing the off-white issue half way and would have to go through the process again in order to change the CC&Rs to allow for doors, etc. She feels it is backtracking.

Fred Stayrook motioned to hold the election.

Lee Case thanked Randy Arnold for his park participation and many hours of hard work.

The Minutes from the Annual Meeting of November 20, 1990 was sent with this year's meeting notice and therefore not re-read. Motion was made from Fred Stayrook to accept the Minutes, Lee Case seconded.

Dick Mitchell gave an Architectural Review Board update. In 1988 there were 99 homes and in 1991 there are 169 homes. In three years 70 homes have been built with 14 lots left vacant. Mailboxes are required, the cost is \$150, 18 homes are without mailboxes, and 70% of lights in mailboxes are not lit. Regarding street lights, we pay for lights, ballasts and upkeep, and they are currently being painted. They have 220 volts with a ballast of 100 watts at a cost of \$200 for each ballast. He added someone put shades in five street lights to reduce glare. Of the five tampered, one has been returned to normal. Northshore uses 70 watt ballasts and 70 watt bulbs and dimmers. To change our lights to be similar to Northshore's would cost \$3000. The light at the corner of E. Meadows and Silver Springs Drive needs someone to do maintenance.

Maurice Cloutier emphasized unless you live near a street light you don't understand the impact of the light. He indicated he was given approval to tamper with the street light and then was asked by other neighbors to tamper with more. He asked if there is something else we could do. The Board will look into the situation further. Dick closed by saying the flag at the entrance is an expense we are paying for as well as the light on the Blue Roof Market sign. He feels this should be shared by the Master Homeowners Association and water bills should be on next year's agenda.

Gil informed the members that the Board decided not to position itself on the various issues of the Snyderville Basin. To do so would require a tremendous amount of time to assimilate all the available information and make a determination. However, the Board does feel responsible for keeping everyone informed of the issues but will never take an active stand for or against an issue.

Gil gave an update on the Snyderville Advisory Committee. He indicated the committee of 10 was appointed by the County Commissioners for 1 or 2 year terms. It is comprised of homeowners representing various areas of the Snyderville Basin. Their mission is to review all future development within the Snyderville Basin. They have interviewed every land owner within the Basin as well as developers concerning their interest in developing. They have tried to cover every conceivable detail from densities, public facilities, corridor impact, signage, heights of buildings, etc. They have collected journals of information. They will develop a master plan and development code to be presented to the Commissioners by November 1 of this year. Some developments to border Silver Springs are Ranch Place, Snyder's Mill, and 10 homes by Citation Homes behind the Blue Roof Market.

Gil gave an update regarding Northshore. Northshore has 4 lots left for sale. Mail service has been denied to each individual home and as a result will have to double up mailboxes on every other home. There has been some delay with the street light at the entrance to Northshore. Their architectural rules are the same as Silver Springs except gridded windows are left to the decision of the Architectural Committee, they have disallowed brick, but have allowed stucco as an accent.

Gil gave an update regarding Southshore. Southshore has begun road and utility construction on Plat A. Four models will be available ranging from 1500-2200 sq.ft. The homes will be presold from the four models. They will begin building depending upon sales. Southshore has the same CC&Rs as Silver Springs except for square footage minimums. All homes will have front yards. Plat C will have 37 homes and built next year depending upon sales. Plat B will have 13 lots for a total of 80 lots. They will spend \$20,000 landscaping the berm against the highway to soften the noise and give a more natural feel. They will build a trail along the berm next summer.

Gil gave an update regarding Snyderville Meadows Association. Ruth Wagner is in the process of writing a complaint against K-Mart which will be filed with the County Commissioners. The Association is seeking contributions from residents towards this effort.

Gil gave an update regarding the Board's August non-compliance letter. The Board sent a letter to 31 homeowners who were out of compliance for various infractions to our CC&Rs. In this letter each homeowner was invited to our September 9th Board Meeting. Gil added the Board spent a lot of time trying not to insult anyone with the letter. The letter proved positive with some homeowners coming into compliance and exposing off-white paint enough to be placed on the Ballot. Gil stressed it is a difficult job enforcing the CC&Rs but the Board is listening to the people.

A question was asked to give more details concerning the developments proposed around Silver Springs. Lisa Hovey indicated she had earlier that day viewed the map assembled by the Snyderville Advisory Committee and made notations of the proposed/approved developments bordering our community. Ranch Place will be situated at the northeast corner with an entrance from the highway across Northshore's wetlands with 200 acres and 1.15 units per acre. Willow Creek Ranch will be situated at the southeast corner to Old Ranch Road with 134 acres and .4 units per acre. Snyder's Mill will be located between Old Ranch Road and Silver Springs Drive with 48 acres and 2.6 units per acre. An Episcopal Church is approved across from Parley's School as well as 10 homes built by Citation Homes behind the Blue Roof Market. At Kimball's Junction is The Village with 100 acres and 3 units per acre. The Village will house the approved K-Mart, more commercial, and rural residential. East of The Village is 30 more acres of commercial and southeast of The Village is Spring Creek with 220 acres and 1.5 units per acre.

Lynn Stevens was asked to give an update regarding our water. He briefly gave a history of the billing schedule which originally started out at \$2.50, then increased to \$10.00. He indicated water for mountain communities requires more maintenance. In the mid 80s there was a huge rate increase which the single family residents could partially understand. The Public Service Commission finally determined the full increase was not necessary and finalized on our current rate. The original increase was \$54.00 for 3000 gallons. He indicated our rates are about average with other mountain areas, approximately \$600-950 per year per unit. A question was asked if our rates will ever go down. Lynn responded only if we get larger. A question was asked if there is enough water for all the developments? He indicated Snyder's Mill went with Summit Water because they had less criteria to meet. Lynn has petitioned the P.S.C. to look at future development and Lynn is doing studies as well. He urged everyone to watch their basements closely for potential spring run-off as well as homes not properly french drained. He indicated our area was initially a wetlands and wouldn't be developed at today's standards.

Gil read the election results. Our new Trustees are Sonny Ideker, Tom Lanning, and Karen Schoephoerster. Gil informed the members that the rule governing the election of Board members is not the same rule that governs changes to the CC&Rs. He indicated Article XI - General Provisions, Section 4. Amendments indicates in order to amend the CC&Rs it requires the majority of the entire Association. The results of the off-white issue were 65 for option #A, 17 for option #B, and 13 for option #C. The off-white issue was defeated. The results caused disappointment with members in attendance and prompted questions.

65
17
13
—
95

Paul Parsonault asked that we check last year's results and see if the Board followed the same rule since changes to the CC&Rs were made.

Fred Stayrook asked if we can extend the vote or at the earliest opportunity conduct the vote again.

Gil assured the members that the Board would contact our attorney to make sure the rules had been interpreted correctly and if the vote could be extended.

Linda Karz warned the possibility of suit by those who chose to vote against or not vote at all for the issue. Their no or non vote counts as well.

One member stressed her concern that the Association has implemented rules that ultimately don't allow the Association to function.

Hughes Martin informed the members that all documents and rules were created by the original developer and not the Board.

Gil closed the meeting by mentioning Lewis Brothers will not continue their bus service this year at the Blue Roof Market. He reminded everyone to read our newsletters for information throughout the year. And Lee Case is writing a letter to the County noting his concerns over our water situation.

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Annual Meeting
October 14, 1991

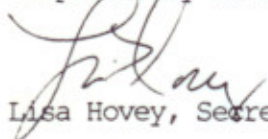
Gil thanked Lisa for her many hours of service and dedication to the Board and announced his resignation due to business conflicts. Gil indicated his seat is available and invited those members present to join the Board. The new Board will fill his seat at their first monthly meeting in November. He finalized the meeting by announcing since no one else volunteered to become a representative of the Master Homeowners Association, the Board will appoint Lucy Murphy.

Paul Parsonault noted that last year the Board had promised to make available a copy of each month's Trustees Meeting Minutes at the Blue Roof Market but had not done so. Lisa Hovey replied the procedure had slipped through the cracks and assured the members it would be done starting November.

Brenda Schoneman motioned to adjourn the meeting, Lee Case seconded.

Meeting adjourned at 10:00pm.

Respectfully submitted,



Lisa Hovey, Secretary

Important Note:

On October 30, 1991 Lisa Hovey spoke with Scott Welling, attorney for Silver Springs Homeowners Association, and he indicated the rule under Article XI-General Provisions, Section 4. Amendments does apply to the vote. Therefore, the off-white issue did not pass. In addition, an election is closed at the time of adjournment, so votes can not be added at a later date. A special meeting can be called by the Board of Trustees and the Board can review whether an election should take place and the proper steps.