

SILVER SPRINGS HOMEOWNERS ASSOCIATION (SSHOA) AGENDA
12-17-91 Board Meeting
7:00p.m. at PPES

1. History of SSHOA.

Brief personal comments from former board members about the SSHOA.

2. Reading and approval of 11-91 minutes.

3. Old Business:

- o report from Lee Case on research by Scott Welling about our indemnity agreement wording, possible fine system, and CC&R enforcement options
- o review of Commercial General Liability and Trustees Liability proposals
- o architectural committee formation and function
- o replacement for Jim Coker.

4. Vote to accept or reject indemnity agreement, liability insurance proposals, architectural committed members, and replacements.

5. New Business:

- o Financial Report
- o Financial Controls
- o Purpose of Dues
- o Parks Status
- o Board Mission Statement
- o Property Development Political Action Group
- o Street Lighting
- o Loose Dogs
- o Bob Haedt-complaint about CC&R violations
- o Current CC&R Violations

- o Other CC&R Violation Complaints Relayed To Board Members
- o Twice Monthly Board Meetings
- o Legal Search Committee
- o Monthly Newsletter Including A Summary Of Board Minutes
- o Written Time Table Focusing On A Functioning Architectural Committee, Political Action Group, And Parks Completion.

6. Board Member comments.

ADJOURNMENT
at 10:00 p.m.

file

Trustees Meeting
Silver Springs Board of Trustees

The monthly Trustees Meeting was held December 17, 1991 at Parley's Park Elementary School and called to order at 7:00 pm by President Tom Lanning. Trustees present were: Tom Lanning, Hughes Martin, Karen Schoephoerster, Sonny Ideker, and invited past Trustees Gil Hodge, Randy Arnold and Lisa Hovey. Absent were Jim Coker, Lee Case and Fred Stayrook.

Tom informed the Board of the Snyderville Basin Government Study Group. Park City Municipal Corp. & Summit County are funding this group to determine what type of government structure would work best within the Snyderville Basin. Tom will continue to follow and keep the Board up-to-date.

Tom asked Gil to share any concerns he experienced during his term with the Board. Gil indicated he felt during the last couple of months two different groups had formed - vocal and non-vocal. He felt animosity arose from the vocal group towards the Board which created a false sense of "the Board against the community." Apathy turned into anarchy from blatant violations of the CC&Rs which, if continues, will eventually make the Board totally powerless. Gil added that homeowners elect us to the Board but don't want to abide by our rules. It was the previous Board's goal to open communication with all homeowners and try to avoid legal suits. Gil gave an example with homeowner Booher who is in violation with his satellite dish. Gil contacted Booher and had many conversations and letters of correspondence with him. Gil stressed to Booher there was no need to get into a legal hassle and could work the problem out. Gil presented Booher a written compromise and waited for a response. After much delay Booher was contacted and indicated he was not willing to work out a compromise. Gil feels after spending many hours working on a compromise Booher concluded by totally disregarding the Board's efforts and feel now he should be sued. Gil finalized by saying he feels the Board could be held liable for infractions. Feels some homeowners aren't very receptive to our dialogue - they just say "no way."

Lisa added the handful of "vocal" people caused the rest of the community to band against the Board. Rumors even spread that the Board had several suits in place and that the Association had lost its suit against Wallace. The Board made a concerted effort to open communication, send lengthy newsletters, and invite homeowners to the monthly meetings. The Board listened to their issues but also stressed they must go through the proper channels in order to change any rule.

Gil added street lights is another issue in need of addressing. They, as well as the mailbox lights, are not bright enough.

The front yard fence violation of Justin Pavoni on Willow Loop was briefly mentioned. Lisa briefed everyone on the situation. They were required to build the fence by their insurance company in order to protect the pond they had built in their front yard. This issue needs to be addressed.

Randy Arnold was asked to brief everyone regarding the Master Homeowners Association. The MHOA feels their purpose is to build the parks. They have not held a meeting since July and Randy feels they should re-elect their officers and meet more often. He added they should be responsible for light bills and maintenance. Tom feels they are not an active group and the Board should plan a strategy to take over the MHOA to be responsible for all common-area lighting, the parks, CC&Rs enforcement, and create guidelines to collect funds. Randy indicated the volunteer force behind the building of the park was satisfactory. Mostly single family (vs condo) homeowners showed up. Randy recommended we hire a contractor to finish the park this spring.

The Architectural Committee was discussed. Gil explained that Dick Mitchell's performance and intentions were good but his approach caused animosity. This animosity was then directed towards the Board. Randy feels a Board member should not be on the Architectural Committee. Lisa indicated the Architectural Committee currently has the final decision when it comes to plan approval or CC&Rs violations exclusive of the Board. Gil feels suits should be filed. Randy mentioned that we should use our win with the Wallace suit to show that our CC&Rs do hold up in court. The Board as a whole feels the rules are here and should be enforced and can be changed by a majority vote one time a year.

Tom wants Dick Mitchell to continue on the Architectural Committee until a replacement can be found. Dick has agreed to stay on for 6 months subject to his conditions (see attached). Tom indicated that Randy Spagnoletti agreed to stay if Dick stays. Some of Dick's conditions are: 1) the Board must read the CC&Rs and Architectural Rules (which Lisa has already copied to each Trustee), especially Articles 7 and 10; 2) all Board members must be in compliance of CC&Rs; and 3) he not be on the Board and required to go to monthly meetings. Tom feels a Board member should also be on the Architectural Committee to monitor important issues and decisions. As a result, the Architectural Committee will consist of Tom Lanning, Dick Mitchell and Randy Spagnoletti. Tom wants the Board to think about a Architectural Committee chairperson for a later date. Sonny argued that he feels the Committee should continue as is.

Tom informed everyone about a letter received from past President Bob Haedt (see attached) concerning a parked motorhome at a neighbor's home. Tom asked if the visiting Board members were aware of previous attempts by Bob to contact the Board and they responded no. The Board believes there may be members of the family living in the motorhome. Lisa indicated she did not send a non-compliance letter back in August because the motorhome had been removed, however, later returned. It has remained in the driveway for several months with an electrical cord plugged in at all times indicating possible use while parked. Followup is needed.

Minutes of November 11, 1991 were read and approved with no changes. Motion was made to accept by Sonny Ideker and seconded by Hughes Martin.

Tom asked Lisa to make sure that minutes from each meeting are typed and distributed within one week after the meeting.

Randy updated everyone regarding the park (see attached). Tom asked Randy to continue his responsibilities with the park even though he is no longer MHOA Representative for Silver Springs Homeowners Association. Randy agreed to continue. Randy indicated the budget for the park is \$64,000 but actual figures will be \$80,000. MHOA is using some of the \$66.06 maintenance fee collected to finish the park and should not bill the \$66.06 maintenance fee for 1992 for Willow Bend West. Tom asked why there is a separate group (MHOA) running the park when Silver Springs Homeowners Association pays most of its expenses and only gets one vote. Randy informed the Board that each association is allowed only one vote within the MHOA no matter the size of the association. Randy feels the MHOA should be responsible for entrance maintenance, signs, lights, possible individual association signs, and the parks. It was decided the representative from the Silver Springs Homeowners Association will be Lucy Murphy with assistance from Randy Arnold and Sonny Ideker.

Tom passed out a liability insurance policy to add to the Bylaws for everyone's review. This indemnity agreement will reimburse the person(s) who is named in a suit (see attached). MHOA should buy a policy and name each association as insured. Tom indicated \$13,000 per year was the original quote to cover the park. The park currently has no insurance. Bids are needed for the MHOA and Tom cannot handle through his agency due to conflict of interest. Tom requested each Board member read the policy and if all agree will attach to the Bylaws. Scott Welling will be requested to do the legalize for the agreement to amend the Bylaws.

Tom informed everyone he wants the Board to meet two times per month. Therefore, the next meeting will take place December 30, 1991 at Parleys Park Elementary School at 7:00-10:00 pm.

Tom had several additional requests:

- 1) Establish a legal counsel search committee.
- 2) Send out a monthly newsletter to all homeowners which would include a summary of the Board's meeting minutes. Lisa is to get back to the Board with a cost estimate and if a bulk mail permit is feasible.
- 3) Have one of the two monthly meetings an open meeting for homeowners to attend.

Tom asked Lisa to keep track of hours and expenses to help back-up her monthly fee.

Meeting adjourned at 10:00 pm.

Respectfully submitted,


Lisa Hovey, Clerk