

# Silver Springs Masters HOA

## August 28, 2006

### Minutes

**Attendance:** Skip Domenick, Ron Duyker, Jerry Romero, Brenda Lake, Tim Sattlemier, Les Carriel, Eric Fralieggh, Bruce Emerson, John Buchhammer, and Robyn Bailey

1. Contracts:

A) Lake: The contract states that the work will be complete by Oct. 15. There are a few added charges that the State of Dam safety is requiring. Some of the new requirements do not make since to our Lake Committee Members so they are actively trying to work with the dam safety guys to ensure that we are doing the right thing and not just running up cost. They want extra work with grouting. Erin and Les will be working with Matt Lindon to iron out what the State is requiring. The extra requirements could cost us \$15,000.00 more than the original bid of \$110,000.00. Cross Marine our contractor just works on dams so we feel confident that they know what they are doing. Jerry reviewed the contract and he was very impressed with our Lake Committee and the detail and attention they spent on this project. All present were in favor of the contract with Cross Marine.

Ron Duyker is concerned about the condition of the Little Lake. Ron brought up health concerns such as West Nile Virus. Les explained that the Virus has only been found in Coalville. Les explained that the Little Lake is storing 24" Trout. The weeds look bad but the pond is healthy. We elected to not use chemical this year because we were saving the money.

Eric suggested that the Masters get more involved in the water ways. Les stated that in Silver Springs it says that the homeowners are responsible to keep water ways clear so the water can flow. North Shore was not clear on there CC&R's on this matter. Ron wanted the waterways defined to what kind of maintenance. Some metal gates might be needed in the future.

B) Tennis Court: Skip Domenick brought the updated contract for the Tennis Courts. He suggested that the courts be pour with concrete this fall and put the final top coat in the spring. The Tennis Company would need 80% this fall and then 20% in the spring. We looked at our funds that were available and it was deemed impossible to commit to at this point financially. The Masters HOA still has 20,000.00 to collect in dues and special assessments. It was determined that we do not have the 80% to cover the Tennis courts this fall. Jerry did sign the contract for them to be done first thing this next spring. Jerry made a motion to make the Tennis Courts our top priority for the next spring. Ron seconded the motion. All present were in favor. Skip asked that a motion to request we freeze 50,000.00 in funds and tighten our spending. Skip wants to be able to go back to his HOA with a plan and explanation this fall.

2) Other: We have a few HOA that still owe for the special assessment and annual dues. Jerry said that he could help with this. Brenda said that we should lean there property. Roby said that she would bill them all one more time then look for other action.

Sept. 11, 2006 we will meet with the county Engineer Derek Radke, county Public Works Kevin Calahan, and the Army Corp Halls to discuss the drainage/ditch problems between Ranch Place and North Shore. We will meet at 9:00 a.m. at the Big Park.