

Silver Springs Masters HOA

May 22, 2006

Minutes

Attendance: Les Carriel, Eric Fraleigh, Ralph Stanislaw, Gaylynn Mooney, Whit Logan, Bruce Emerson, Jerry Romero, Ron Duyker, Lyn Cier and Robyn Bailey.

1. Lake Update: Gaylynn came to tell us about our lake. She told us that this year we have a high algae bloom. She reminded us that the lake levels of phosphorous were 8 times what is acceptable. The aeration should really help with this. Fred Lamping will be working with Gaylynn on how our lakes are doing. The Mountainland Association of Governments will be here to view our lakes. These people are from all over the western states. Shelly Quick with the EPA really wishes that we would complete our paperwork to get the interest free loan.

Les explained about the drains. He told us that we have not started the project. We are in the process of getting bids. Gaylynn suggested that we revisit the non interest loan. Ralph said that the parks could be used as our collateral. Jerry explained that SSSFHOA could not vote for a loan. Ron suggested that we get a legal opinion on the Masters being a separate entity and that we vote as the Masters and not our individual HOA's. We should get a legal opinion Dave Johnson isn't doing his legal practice now that he is with the realtors. Lyn Cier said she would check with SSSFHOA lawyer to see if that would be legal.

Eric Fraleigh has been working on the designs of the drains. Jack Johnson drew up the new plans. The N.E. corner drain has a bigger leak. Matt Lindon has suggested that we do not need to replace the valves inside the dams as they are currently at but that we have a new design made out of concrete 30 –40 feet into the lake put with a sleeve. It will go through the current pipe. It will be protected under water by about 2 feet and they want to use stainless steel. Eric has about eight company's lined up to bid this project. He thinks we should start at the end of Sept. He will narrow the bidding to around three or four company's. When the bid is awarded Ralph and Ron suggested a performance bond on the primary plan and possibly a 2nd plan. Whit and Eric also wanted liquidated damages included.

2. Lake Update: Lyn Cier informed the group that we have had to rebid this project because they have gone up 30%. Lyn told about a new surface that could replace our tennis courts. She said that she has tried the surface but is not sure if she likes it. Les requested that we not commit to redo the tennis courts until after we get the lake drain bids back.

3. Dumpster Dates: May30-June5 All present wanted to ensure that the dumpsters were dumped regularly. Robyn said she had requested that they dump them on Sat. too.

4. North Shore Sign: Ty Collins has not gotten a permit from the county yet but we

[Minutes end here. Written by Robyn Bailey]