

Northshore Homeowners Association Annual Meeting  
October 9, 2006  
Parley's Park Elementary School  
**NORTHSHORE HOMEOWNERS ASSOCIATION**  
**ANNUAL MEETING MINUTES**  
**OCTOBER 9, 2006, PARLEYS PARK ELEMENTARY SCHOOL**

A quorum, with the requisite number of homes either in attendance or with proxies.

#### 2005 Meeting Minutes

- Minutes from 2005 annual meeting were moved for approval and seconded, minutes were approved.

#### Treasury Report

- Warren updated audience on 2005 financials.
- No liens were filed this past year.
- All dues have been collected.
- Audience asked no questions.
- 2007 Budget was motioned for approval seconded, 2007 budget was approved.

#### Old Masters Business

##### Lake Improvements

- Galen provided update: Almost finished with improvements, probably within next month. Lake will begin filling as soon as valves are finished and closed. Should be full by next February or March.
- Phosphorus levels were 7 times acceptable level, due to development surrounding watershed.
- 10,000 lbs of goldfish were removed.
- Lake outlet structures designed to have a much longer life expectancy.
- The Masters Association controls valves and lake structures.

#### Tennis Courts

- Contract is out for bids.
- Begin construction in spring.
- Tennis courts to be post tension concrete slab, which has become a standard in the industry.

#### Entry Sign

- Stone has been cut, waiting on installers. Should start next week.
- Sign has been delayed primarily due to the fact that we are working with the third contractor.
- The Masters Association is paying for the sign.
- The sign has power to it and will be lit.

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- A homeowner suggested that the entry corridor is too "busy", meaning too many signs, posts, poles, etc. Suggested the Board should look into cleaning up the entry.

### Stop Signs

- All old stop signs have been replaced with new signs.
- Summit County was responsible for the new signs.
- A homeowner commented that some signs were hard to see due to surrounding vegetation. The Board will issue a reminder in the next newsletter that homeowners are responsible for trimming their trees and maintaining the visibility of the signs.

### Northshore Projects

#### Northshore Website

- The Board completed the creation of the Northshore website this past year.
- The address is [www.northshorehoa.org](http://www.northshorehoa.org)

### Bike Rodeo and BBQ

- We had our first annual bike rodeo and BBQ this past June. It included bike tuning and obstacle course for the kids. The Park City Fire Department was also kind enough to bring a fire truck over for the kids enjoyment and inspection.
- It was decided that we should continue with this neighborhood event.
- Held before school is out at the end of June.

### Amendment to CCR's

- Removal of secondary lighting source passed by an approximate 60-3 margin. Opens door for new mailboxes.
- Secondary lighting is still allowed but no longer required. The ARC should approve any secondary lighting.

### New Mailbox Plan

- The cost of the new mailboxes is \$252 delivered. The Board has decided to pay for \$152 of this cost out of the HOA reserves. Individual homes will be assessed \$100 to cover the rest of the cost. This does not include installation.
- Due to liability concerns, the Board has decided that individual homeowners will be responsible for installation.
- Some concern over installation and timetable for installation was raised. The point was made that a short timetable for installation should be enforced to keep the neighborhood looking good.
- The mailboxes must be installed by Memorial Day, ideally during the spring cleanup so the dumpsters can be utilized.

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- The Board suggested calling Blue Stake prior to digging or removing the existing mailboxes.
- The Board will issue a mailbox information packet and assessment notice. The manufacturer's information will be included in the information packet.
- Mailboxes will be ordered by the end of October 2006.

### Old Northshore Business

#### Traffic Calming

- Traffic calming is the responsibility of the Master Association. Bruce has not been able to obtain much support from the Masters Association on any type of traffic calming, especially speed signs.
- Some concern over the speeds of traffic along N. Silver Springs Drive was raised. Suggested adding a three-way stop at the second Heather Lane-N. Silver Springs Drive intersection. This will be a Summit County issue.
- Some concern over the visibility at the first Heather Lane-N. Silver Springs Drive was raised. The vegetation was planted too close to the road and restricts visibility. This is also a Summit County issue. The Board will also issue a reminder in the next newsletter to keep vegetation trimmed at road intersections.

#### Entry Landscaping

- Masters is responsible for the entry landscaping and owns both sides of N. Silver Springs Drive.
- The Masters has very little money budgeted for entry landscaping. If we want to do any improvements, it was suggested that the Northshore HOA contribute money out of their budget.
- Some concern over the appearance of the entryway was raised. UDOT controls much of this area, up to the fence along the top of the berms.
- It was suggested that the Board take this project on as a priority for the upcoming year.

#### Masters Association Management

- Bruce provided an update on the issue raised at last years meeting. There was no interest at the Masters level in hiring a professional manager for the association.

### New Northshore Business

#### Election of New Board Members

- New members include:  
Colleen Wilstein – 1 year term  
Jilleen Cahill – 1 year term  
Wendell Brown – 1 year term

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- Election of new board members was moved for approval and seconded, new board members were approved.

ARC Members

- New members include:  
Glen Lent  
Erin Quill

CCR's Updates and Reminders

Clearing of the Creeks

- Homeowners are responsible for "clearing of the creeks".
- Board is trying to get clarification from Army Corps of Engineers as to what "clearing" means.

Dumping of Grass Clippings

- No dumping is allowed in the wetland parcels or the one empty lot. Homeowners are encouraged to contact a Board member if they see someone dumping yard waste.

Street Parking

- Reminder that no parking is allowed on the streets during the winter, per Summit County Ordinance.

Storage

- Reminder that no boats, trailers, etc. are allowed to be in view from the street, per CCR's.

House Colors

- Limited to two colors on the house, per CCR's.
- All new paint colors are to be approved by the ARC.

Adjournment was at 8:30pm.

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