

Silver Springs Masters HOA
April 21, 2008
Meeting Minutes.

Attendance: Robyn Bailey, Lucy Archer, Jerry Romero, Jane Hamilton, Nancy Samson, Rosemary Craighill, John Buckhammer, Skip Domenick.

1) Flooding: The meeting began with a flurry of excitement carried in by Jane Hamilton. Her neighbors, Tim and Holly Hanson, have some serious water issues associated with their house and lot. Jerry and Skip took photos earlier to show the board the extent of the situation. The Hanson's have lived at 1623 Park Place since 2001 yet this is the first instance whereby flooding has occurred on their property. There is a standing pool of water between their house and the berm along Hwy 224 and late Monday April 21, 2008 water began to bubble up between the Hanson and Hardy houses. Jerry told Jane that the Master Association would pay \$10,000. to help the Hanson's.

The MA Board continued to discuss and explore the causes of this water problem. Skip said that there is a drainage pipe extruding from under the berm and Hwy 224 that may be adding to the flow but that he felt one obvious problem was the cement culvert was standing around 3+ feet above the ground outside of the Hanson property line in the center of the flooding. There existed two small drainage holes on this culvert that were around 3 feet from the ground. It was suggested that the Hanson's hire someone to drill holes lower on the culvert to assist drainage.

The Hanson's had Snyderville Water Reclamation, Summit Water, Mountain Regional Water and a roter company assess their problem. The County employees told Tim that there was nothing they could do for him, that he should find the infrastructure maps for Silver Springs in order to find the French drains under his property to determine whether they had been damaged. The roter man told him that he could probe to about 107' and then his snake stopped. It was then determined by Skip and Jerry that the French drain in that particular area must have collapsed. The Board then learned that the Hanson's had recently broadened their driveway and it was possible that the construction and cement trucks may have caused the collapse. As an example, in years past a member of the Board had a landscape rock delivered to her yard on a large scoop loader, the loader drove over the area of the sewer clean-out cap, causing it to break off the sewer line over sixteen feet below the ground. Also the Hanson's have recently had work done in that same area on a fence.

It was remembered that the MA helped the Austin's when they had similar problems a few years ago. It was found UDOT had sealed over a manhole cover that was pertinent to their drainage. UDOT covered the cost of the Austin's recovery expenses. Board members did the actual uncovering of the manhole cover.

Nancy Samson made a motion to the effect that this was an emergency situation as water was rising and falling close to the foundation of the Hanson house. The MA Board, not quite sure what their responsibility is in this matter, would address the emergency to the

best of its abilities by advising the Hanson's and by loaning them up to \$10,000 for the repairs. Emphasizing that this action was not to be construed as a precedent. The motion was seconded, and carried by a vote.

Jerry made a motion to accept bids from hydrologists to examine the French drains and to recommend what we should do to stave off flooding and drainage problems in the future.. Skip seconded the motion. Motion carried.

Skip said that Robyn had emailed to him a one-inch stack of the 1992 papers of the MA, such papers as the CC&Rs, Incorporation, etc. He apologized for not having his report ready on the responsibilities of the MA and advise on how to write the long overdue MA Mission Statement. He promised that he would have it done by next meeting. It was agreed that the MA would function better and could take needed direction from knowledge of these recorded documents. Robyn said she had looked them over and basically they say that the only function the MA has is to take care of the dozen or so parcels of land (park, tennis courts, entry, berms, etc.) owned by the MA Communities.

Continuing with the water and flooding problem at hand, Jerry stated that if we allow the Hanson home to be damaged or its foundation to collapse from the rising waters, that our property values would all go to blazes, dropping 15, 30, or 40% below current market value. Members of the Board demurred such a happening..

A quick reminder was made that realtor Ron Wilstein will be providing a Webinar specifically for Silver Springs residents tomorrow, April 22 at 8 pm, to learn more about how to raise the value of our neighborhood, how to understand today's loan market, what buyers and listing realtors look for when appraising the value of a home, how the price per square foot listing prices in SS compare with Jeremy Ranch and Pinebrook, etc. Info on how to access this information has been posted on the silverspringshoa.com website Home page calendar)

Skip has gathered together the 1980's drainage infrastructure maps for Silver Springs Phases A and etc., indicating where the French drains were laid, and valves placed, but it is not known whether North Shore, South Shore, or Park Place have equivalent systems or existing documentation. It was discussed that Mike Shepherd, Park Place developer, and Mike or Jim Doilney, Mike Todd, Rick Widdows, and Mike Barnes, South Shore developers should have knowledge of these items. It was discussed that these men should be contacted. Tim Hanson wrote, and Robyn told us, that they were told individually, that Summit County recorders office did not keep drainage infrastructure records in the 1980's.

2) Signage: Robyn has paid a deposit to Pat Fraleigh at Park City Signs a deposit for the new metal signs, having made the verbiage changes suggested last month by Nancy Samson via email. All agreed to have PCS install the signs on metal poles using c-clips anchored in cement. The question of why we have a sign titled "Lake Mary Michael" was not fully answered, an old sign held this name for the large lake during the last six years or so. Some thought that the name had been recorded by the farmer who had owned the

land before MIDI and Vern Hardman and that the name referred to the farmers son and daughter. However, the lakes were dredged after the first houses were built in Silver Springs so the farmer theory did not fit the 1978 map or photos available. Lucy Archer said she would research it because it did not make sense to have a name that no one knew where it came from or what it referred to, or that few, if any, residents cared for, as no one refers to the lake by that name. The discovery research should be made before metal signs are produced or installed to last for a decade or more. If we are going to name water features we should do so by a vote of the HOA General Membership and for a deserving, HOA contributing individual. (Lucy talked to Alan Spriggs County Recorder, two ladies at the Assessors office, Nikki at County Planning, and Jeff Ward in the GIS office (assigns street names, etc), and perused the summitcounty.org website. No one could find any reference to the large lake other than the name "Lower Pond")

Pat Fraleigh, North Shore on-the-lake resident, who designed the new signs, will remove the "Lake Mary Michael" reference and make the Silver Springs Communities name and logo larger. Jerry wants to be sure the signs are installed by May 10, 2008.

3). Mission Statement: Jerry tabled further discussion until the next meeting. Major question he would like answered is "What is the MA responsible for versus not responsible for?."

4). Accounts Receivable: Park Place, Quail Meadows (Anthony Sands), Willow Bend West (Robyn is manager), have not paid their 2008 dues. All other members have paid. It was jested that Park Place should be sure their dues were paid before they appeal for financial assistance from the MA Board. Jane will contact Mary Porter their treasurer to move the payment our way.

Silver Springs SFHOA president Michael Winer had asked Jerry to document why the MA needed the SFHOA dues in one payment (\$33,000), the SFHOA Board would prefer to pay in quarterly payments. The documentation was not presented but the SFHOA accountant was contacted to send the full payment, which was done, unbeknownst to the SF Board until today.

5) Other: It was suggested that all MA members should be advised via a newsletter to obtain flood insurance on their properties. Nancy Samson recently added Flood insurance in the amount of \$250,000 to her home policy.as advised by her agent.

The Tennis Courts look really great after being refurbished last year and now the snow has melted revealing the new surfaces. The gate code of 147 has been changed yet no one present seemed to know what the new code is now.

The new website was commended. "It looks really great" was roundly apprised. Skip added that the April 9th newsletter was really great as well.

Lucy Archer suggested that the Board rent a storage unit and buy a couple file cabinets to gather all the Silver Springs documents, revisions, minutes, maps, newspaper articles,

brochures, photographs, and hardcopies of the website into one collection. These items should be gathered from all the numerous former members of the Board before many more move out of our area, and to relieve past members from storing them in their homes.

6). Resignation: Jerry Romero said it is time to take care of himself. He has not had a summer off for nine years. Jerry said he served as President of the Silver Springs Single Family Homeowners Association for a number of years and has served in this current capacity, as president of the Master Association for three years, and feels it is time to move to other things. He would like a vote to be taken at the next meeting on May 19, 2008. The new president would conduct the June 16th meeting. He did not ask whether there were nominations from the floor. We are not sure whether other officers are also to be elected at the same date. The Board members discussed that nominations should be prepared and presented for a vote on May 19th.

Meeting was adjourned shortly after 8 pm.

4/22/2008 Talked to Mike Shepherd 435-901-1440

He said he does not have any information or plats for the Park Place cul-de-sac. When Mike Barnes and Rick Widdows purchased the South Shore property from American Savings they spun the PP area to him and other builders. All they did was run a sewer lateral from the center of the street to each homesite. He recalls there were French drains around each homesite particularly on the berm side of the parcel because the water table was so high. Hit water after digging two feet.

Last Sunday (April 20th) Renee Perry 615-2091 1611 Park Place, called him to tell him about this flooding situation. County Recorder did not record infrastructure plats in the 80's.