

Silver Springs Masters HOA

January 21, 2008

Minutes

Attendance: Jerry Romeo, Rosemary Crayhill, Nancy Samson, Harvey Shapiro and Robyn Bailey

- 1. Long term goals:** Nancy wanted a long term drainage maintenance plan. Harvey suggested that maybe this summer have an open meeting to discuss our long term goals. This should also be communicated through mailing and or web site.
- 2. Short term goals:** Little Lake gates in 2009, new signage for Parks in 2008. Robyn will talk with Pat at Park City Signs. Tennis Park wood chips and benches and table updated.
- 3. Other:** Jerry suggested that we first start with a Mission Statement. Then our goals will fall into place.
Meadow Wild would like a street sign by their entrance so they can be found.
- 4. Meeting Schedule:** Feb. 25, 2008 and March 17

Silver Springs Masters HOA

March 24, 2008

Minutes

Attendance: Jerry Romeo, Robyn Bailey, Ron Duyker, Lucy Archer, Skip Domenick, Michael Winer, Jane Hamilton, Les Carriel, Whit Logan, Rose Mary Craighill, and Clay Archer

1. Masters Mission Statement: Charter will identify our duties and liability's. We need a legal interpretation. Then establish a mission. Skip suggested we set up a smaller group to study our CC&Rs to ensure we are in compliance. **Charter Idea's:** The county wants to spend as little as possible our streets have worn down with more traffic. We need to work with the county to fix things maybe we form a group to work with the county. We could have a committee similar to the Lake Committee. It was brought up that when the new government is in place we need to have a really good relationship with the new manager. We decided that with the elections this fall both candidates should be invited to our HOA meeting. **Communication:** We need to communicate. Skip will head our charter statement committee. Robyn will copy our CC&R's and or scan it to an email.

2. Signage: The signage looks great. There were a few changes the tennis sign needs to read from dawn to dusk not dusk to dawn. We also wanted to add violators will be towed at there own expense on the parking signage. Robyn will order these them.

3. Accounts Receivable: We looked at aging summary and discussed the associations that still owe 2008. Skip is concerned about our reserve accounts and would like to reallocate them. We do need to reset up these accounts.

4. Other: Lucy wants to recommend hoospace . com she also brought up silverspringshoa.com as a web sight we should all visit.

Next Meeting April 21, 2008

Silver Springs Masters HOA

April 21, 2008

Minutes

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

- 1. Flooding:** Jerry gave a brief history with our area and how we have dealt with flooding problems in the past. He told about Silver Springs and there French drain problems and how Silver Springs Single Family HOA has worked on the problem with their own funds. North Shore had a situation in 06 that was worked out between, county and Ranch Place. Skip proposed that the Masters allow him to gather information and bids to see a better over all picture as to how water moves through out our community. The water situation at 1623 Park Place needs to be addressed no one knows where the water is suppose to go why it has never been an issue in the past and where exactly is it coming from. Nancy wanted it stated that this is an emergency situation and that each situation should be addressed individually and that this situation does not set precedence. There are two problems. First the water should be drained off the Masters property; this would allow a better prospective to some of our questions, and the safety of 1623 property. Skip asked that maybe some more holes could be put in the concrete to help drain the settling pond. Skip motioned and John seconded the motion all present were in favor so the motion passed. The second problem was that we do not know where the pipe goes. Skip motioned that the Masters get bids to hire a Hydrologist to see how water moves through the Masters Association. Nancy seconded the motion. All present voted in favor the motion passed. Skip volunteered to head the project. Robyn will contact Udot and Jack Johnson. Skip brought pictures of the problem at the end of Park Place, and Jerry noticed that there was a new side drive-way added and a new fence on the 1623 Park Place home last fall and that it was possible that the water way was blocked by these new additions. It was noted that if the drain was blocked by the homeowner that it would be the homeowners responsibility to repair the problem.
- 2. Signage:** Robyn reported that the signs were ordered.
- 3. Mission:** Table until next meeting.
- 4. Accounts Receivable:** Robyn reported that only three HOA were outstanding. Park Place, Quail Meadows, and Willowbend West.
- 5. Other:** Tennis Court: Change the code and get the nets up. Robyn will follow up.
Jerry announced that he will be stepping down as President of the Masters HOA effective June 16, 2008. He asked that we prepare for elections next meeting in May. Jerry said he would be happy to advice on projects in the future but his term is up.

Next Meeting May 19, 2008

Silver Springs Masters HOA

May 19, 2008

Minutes

Attendance: Les Carriel, Lucy Archer, Ron Duyker, Jerry Romero, Tim Sattlemier, Rosemary Crayhill and Robyn Bailey

1. Elections: Lucy indicated that she would like to be the President of the Masters HOA. Jerry nominated Lucy Archer as President, Rosemary seconded the motion. All present were in favor so the motion carried. It was discussed that new officers would be voted on in November including the role of President. Lucy's phone number is 649-4663

2. Flooding update: Robyn reported that she met with UDOT Jim Baird he is their hydraulic engineer. Jim thought that this catch basin was put in by UDOT he said that he would look for the HWY224 plans and he would get back with us. Ron asked that we get a letter to the home owner since they are moving and are putting their home on the market to sell. The letter should indicate that the drainage issue should be disclosed. Les said that we should have a letter from our lawyer sent to the home owner. Lucy reported that she spoke with Mike Shepherd Park Place developer and that he was not aware of any infrastructure on that lot and that they did not have the catch basin installed and drained there.

3. Mission: This summer we will focus on our mission and present it to the 12 HOA's this Nov. at an annual meeting.

4. Lakes: Les reported that the lakes are looking good this year. He told us that he expected the Little Lake drains to cost around 80,000.00 – 90,000.00. Last fall's draining of the Little Lake has really made a difference this spring. It is like starting off new. Tim reported that his little pond which is between Silver Meadows and Meadow Springs is doing better this spring as well. Les said that Gaylynn will start treating the lakes soon. We will invite Gaylynn to our next meeting to tell us more about the 08 lake plan.

6. Other: Robyn asked if we could get new basket ball standards it was approved. Les asked to walk around with Brad at Greenleaf to make some updates to our properties.

Next Meeting June 16, 2008

Silver Springs Masters HOA

June 16, 2008

Meeting started at 7:07p.m.

Attendance: Bill Noland, Jerry Romero, Jane Washington, Michael Winer, Bill Gunter, Rosemary Cragihill, Gaylynn Mooney, Clay Archer, Lucy Archer, Jim Kennicott, Alan Durfee, Tim Sattelmeier, Glen Lent, Nancy Samson, Jane Hamilton, Anthony Sands

Voting Members: Michael Winer – SSSFHOA, Alan Durfee- Ptarmigan, Tim Sattlemeier – Silver Meadows, Glen Lent – North Shore, Nancy Sampson – Quail Meadows II, Anthony Sands – Quail Meadows, Jane Hamilton – Park Place

Not Present: Mark Rasmussen- Willowbend West, Brenda Lake- Willowbend East, Ron Duyker- South Shore and Whit Logan- Meadow Springs

- 1. Presidency:** The meeting started with two agenda's and two presidents. Jerry started the meeting and Lucy then interjected to say that she was the president and she quoted the bylaws that said a president was appointed for two years. She said that she had 50% of the vote since some board members had missed more than three meetings in a row. Michael Winer said that Lucy is trying to gather documents and putting them on the web site. Jim Kennicott said that there is title to all documents. Jerry said that he was not resigning because he wanted to see the budget year through. Jerry explained that many times he did not vote on an issue as president in order to be directed by the board instead of just his agenda. Jerry stated that he and the board have put in many hours on several projects and that Lucy seems to think we have done it all wrong. Jerry also said repeatedly that it is the job of the president to unite the HOA's and to do as the board asks. Jerry also wondered why Lucy never called him or asked him questions. Lucy responded that he never answered her e-mails. Jerry said that he had only received one question and that was concerning his children's help with the SSSFHOA annual party. Nancy stated that she was not comfortable with last months vote with just four votes. Lucy then spoke and restated that she received four votes at the last meeting. She also stated that she verbally had three more votes making it seven. She said that she felt that she has been targeted for asking questions. She feels personally attacked. Anthony then interjected and asked that we postpone the meeting since all twelve members were not able to come and a notice to resolve the president situation was not sent out. Anthony said that he does not know who the president is. Anthony then told that he too has built a web site. He expressed that there has been a lack of communication on who was to build a web site. Jim Kennicott suggested that we call a meeting that we sign a waiver notice. To have a meeting with out the standard thirty day notice. The notice is only affective if they know what the agenda is and also a proxy form sent with the packet. Proxy should be given to a person that is going to the meeting. Gaylynn tried to explain the Aqua Blue cost and treatment. She

explained that the application has to take into account that the water moves down stream and that the big lake alone has several springs diluting the product. Lucy kept on speaking about the same issues. Finally, Anthony asked the voting members to raise their hand's, there were eight voting members present. Anthony said that we have a quorum and invited the voting members to meet at his table. They spoke among themselves for about ten minutes and then came back to the rest of the group with their solution to the two presidents. Anthony asked if both Jerry & Lucy would accept their solution to this unconventional problem. They agreed to listen to their solution. The voting members asked that until the Nov. election they wanted to elect someone within the voting board to be interim president. One of the voting members will run the meetings and they wanted to resolve this issue with an attorney so in the future this situation will not be a problem. Voting member Rosemary Craighill asked that both Jerry and Lucy attend future meetings she stated that the board values their ideas and wants their input. Rosemary asked that Lucy consider running for president this Nov. Jerry said he would be happy to help the board in anyway and that he thought this could be a good solution. Lucy was not happy and stated that she felt like she was fired and that she was not appreciated for all the work she has done. Rosemary said she was sorry that she felt that way. Lucy said she could not work this way and would not come to the Master meetings.

2. Jim Kenicott our lawyer explained that when someone resigns a successor is appointed. You can not resign until a successor has been appointed. A notice will be sent to all twelve voting members that will include a proxy and a waiver. The waiver should state that you didn't get formal notice however it is fine to have this meeting. Jim also said that for every meeting each member should send in a proxy and if you are present then the proxy is invalid. Normally if a president resigns the vice president steps in or the board appoints someone. The president does not act with out the board backing him. It binds the association to be reviewed and approved by the board and the president is the acting arm. It was decided that the voting members would meet on Thursday at the Park at 7:00p.m. For a quick meeting on voting for a board of directors.

These items were dismissed until next meeting

3. **Lakes:**
4. **Flooding follow-up:**
5. **Mission:**
6. **Other:**

Meeting adjourned 9:40 p.m.

Next meeting July 21, 2008

Silver Springs Masters HOA
June 19, 2008
Minutes

Attendance: Alan Durfee – Ptarmigan, Jane Hamilton – Park Place, Jane Washington- North Shore, Phil Tisovec – Silver Meadows, Rosemary Cragihill – Meadow Wild, Anthony Sands – Quail Meadows, Ron Duyker- South Shore, Michael Winer – S.S.S.F.H.O.A., **8 Voting members present** Jim Kennicott – Attorney, Robyn Bailey- Manager

Proxies: Nancy Samson – Quail Meadows II (given to Anthony Sands) Brenda Lake – Willowbend East (given to Robyn Bailey) Whit Logan -Meadow Springs (given to acting chairman Phil Tisovec) **3 Proxies** **Not in attendance:** Mark Rasmussen – Willowbend West
Meeting called to order at 7:11p.m.

Alan Durfee nominated Phil Tisovec as the temporary chairman Jane Washington seconded the motion all were in favor motion carried for Phil as chairman. Jane Washington nominated Rosemary Cragihill for tonight's secretary -----seconded the motion all were in favor motioned carried for rosemary as secretary.

Phil declared that we have more than a quorum because we have 11 members represented. Phil said that we have two items on the agenda a vote on officers to serve until November**,2008 and to approve basketball standards. Phil asked to start with Basketball.

1. Basketball Standards: Robyn reported that she had a few bids for the back boards, rims, and the arm. Component Play Grounds bid was \$338.00each for fiberglass back board, Double Rim \$158.00 each, Adjustable arm \$112.00 each. Pitchers Sport quoted us \$245.00 each for a fiberglass backboard (no holes drilled) Double Rim \$119.00 each. Robyn explained that we need two backboards and two rims and an arm. Jane moved to get new equipment as described for the basketball court. All present were in favor none opposed.

2.Officers: Jim Kennicott presented a description to each office.

- A) **President:** Execute what the board directs. Signs documents. Chairman of meetings. Jane Washington nominated **Michael Winer** since he has the most members from Silver Springs. Anthony seconded the motion all present were in favor the motion carried with Michael Winer as President.
- B) **V.P. :** Alan Durfee nominated **Ron Duyker** as Vice President and as Treasurer Jane Washington seconded the motion all present were in favor. The motion carried for Ron Duker as Vice President and Treasurer.
- C) **Secretary:** Signs the minutes, attest to signatures of board and President. Anthony Sands nominated **Jane Washington** as secretary. Michael Winer seconded the motion all present were in favor. The motion carried for Jane Washington as Secretary.
- D) **Treasure:** Checks how money is managed. **Ron Duyker** was voted on as both V.P. and treasure.
- E) **Check signers:** Need three signers. Jane Hamilton, Ron Duyker and Robyn Bailey.

Meeting adjourned 7:45p.m.

** according to the Masters Legal council Jim Kennicott he said he does not believe that the By Laws that Lucy quoted from last Monday were for the Master's HOA he believes that they were for SSSFHOA not the Masters. He said that as far as he has found there are no By Laws. So the Nov. election might not be specified.

Jim Kennicott also told us the rules on a special meeting. You need a waiver that states that you agree to the meeting even though it is with out 30 days notice and you present an agenda. You can only vote on the items on the agenda.

Silver Springs Masters HOA

July 14, 2008

Minutes

Attendance: Nancy Samson-Quail Meadows II, Jane Hamilton-Park Place, Michael Winer- SSSFHOA, Anthony Sands- Quail Meadows, Ron Duyker- South Shore

Proxies: Rosemary Craighill – Meadow Wild, Brenda Lake- Willowbend East, Allen Durfee-Ptarmigan

Visitors: Harvey Shapiro-(Q.M.II), Jerry Romeo-(SSSFHOA), Eric Fralieghe-(N.Shore), Les Carriel-(SSSFHOA), Gaylynn Mooney-(N.Shore), Lyn Cier-(SSSFHOA), Lucy & Clay Archer-(SSSFHOA)

Not Present: Mark Rasmussen (Willowbend West), Jane Washington (North Shore), Whit Logan (Meadow Springs), Tim Sattelmier (Silver Meadows)

- 1. By Laws:** Jim Kennicott is preparing By Laws for the Masters at our last meeting he stated that he had not found any recorded. Michael will speak to him on this matter.
- 2. Web Page:** We will discuss next meeting.
- 3. Lake update:** Gaylynn gave a lake update she explained that there are several products that work together in order to control the weed growth in our shallow water. The blue shades the water to slow growth. They picked up our sterile fish from South West and released them in our lakes, we may need to add more in five years. They are carp that eat the weeds. We have a permit for the sterile carp. Trout have made it to the Blue Roof. Jim Harsh is treating the little lake. The water quality has greatly improved from two years ago. Harvey asked what our annual budget for the lakes are Gaylynn reported that it about 4,000.00 per year. Gaylynn said that the lake front owners have asked about paying more for improvements. Ron went into the history of our tiered system that was used for the special assessment in 2006. The Masters wanted to have the dues tiered as well however, SSSFHOA was not able to use this system due to their legal council so the group compromised on the assessment. Anthony explained that he was president when the tiered agreement was brought about. Ron thanked the volunteers on the Lake Committee and told them how much we all appreciate the amount of time they donate to our community. Jerry explained to that the lakes will never be perfect and that there is only so much maintenance we can do. Nancy asked about the tiered agreement and how it worked? Anthony explained that the condo owners were 100%, single residents 125%, Lake front owners 150%. Michael at this point summed up the matter in this way: 1. Look at ideas for the Lake front owners to contribute more, 2. Get more access for the general public for lakes. Anthony said that he has looked into our insurance policy to add 5-6 boats and the liability was just \$100.00 more per year. He also told that he priced out boats and that it would cost about \$5,000.00. Harvey asked what everybody wants from the Masters. Ron then spoke about the projects the Masters has completed. Lakes, Tennis Courts, Monuments and Lights all of these items were big projects that have greatly improved our neighborhood. Jerry then

explained that we have short term and long term goals. Most projects take several years to finish and some are unexpected like the gates were close to braking these type of projects need to be addressed promptly. Jerry told that the gold fish had to be worked out because we had Swaners and East Canyon Creek up set with us. Eric said that there is a trickle down affect on property that the Lakes indirectly affect all members property valve.

4. **Flooding follow-up:** Our lawyer is preparing a letter to the property owner to make sure that they disclose the water problems. Robyn will call Derek Radkey to look at this problem.
5. **Budget adjustments/Legal:** Will look at next meeting
6. **Other:** Harvey asked if we saw the paper about Walgreen's at Blue Roof. Most had seen the article. Lucy said she had called the Snyderville Basin Planning dept. it was noted that Mike Washington is part of this group. Harvey said that we need to really watch and make sure that the current property use is not changed. It was agreed that Michael will send a letter to the county commissioners. Harvey asked that we send a letter and ask to have notice for new commercial business, and to invite Richard Staples owner of Blue roof property to come to our next meeting. Anthony moved that we do this and Ron seconded the motion all present were in favor.

Meeting adjourned 8:17 p.m.

Next Meeting August 18, 2008

Silver Springs Masters HOA

August 18, 2008

Minutes

Attendance: Michael Winer –SSSFHOA, Nancy Samson-Quail Meadows II, Ron Duyker- South Shore, Anthony Sands – Quail Meadows, Jane Washington – North Shore, Rosemary Cragihill – Meadow Wild, Isa Wright – Willowbend East, Allen Durfee – Ptarmigan, Tim Sattlemier- Silver Meadows and Jane Hamilton – Park Place

Proxies: Robyn Bailey – Willowbend West

Not Present: Whit Logan- Meadow Springs

Visitors: Jeff & Karen Nielson (Park Place), Nancy Stanislaw (Park Place), Les Carriel (SSSFHOA), Eric Fralieg (North Shore) and Lucy Archer (SSSFHOA), Steve Hogrion (Quail Meadows II)

Meeting Started at 7:05p.m.

Approval of last months minutes: Jane Washington asked that we include members not present Robyn will make those changes and Ron made a motion to approve the minutes Allen seconded the motion all present approved July's minutes.

Michael noted that Kevin Dice a representative of the Blue Roof Property has asked to come to our meeting to present a power point presentation of what they are planning with the property. Michael said this would be next meeting.

1. President/Board Role and Functions: Michael asked that all voting members be seated at one table and that the visitors sit at the other tables. He stated that he wanted to take comments from the voting members and that visitors will be given time at the end of the meeting.

A) Meeting and agenda protocol: Michael's goal is to keep the meetings to 1 hour and 20 minutes.

B) Voting members discuss agenda items: Members should keep to the agenda Michael asked that if you have items to add to the agenda you should contact him ahead of meeting.

C) Last 10 minutes devoted to questions and comments to community members, with 3 minutes per issue /person.

Ron asked that we approve all minutes and finances before it is posted on the internet. He said that this is public information but that information should be approved and official not speculation or commentary. Robyn will get the minutes to Jane Washington then they will be e-mailed to voting members and at the next meeting approved. Jane asked that the members be given a board book. Ron agreed that they should have 4 years worth of minutes, finances, and maps and that they be ready by next meeting.

- 2. By Laws:** Each member was given a copy of Jim Kennicott's proposed By Laws. Ron explained that there has been some confusion with the By Laws and that our attorney has suggested that the past By Laws are not valid. Michael suggested that we look at the new proposed version and come back with our changes. Anthony said that this is a standard By Laws and that they will need some work, for example section 9 reads about lease and rental which the Masters does not deal with. Michael said that this is a boiler plate and asked that we all read them and make comments. There was a group discussion as to why we needed new/By Laws. The questions that we want answered by our attorney are (1) will the old By Laws work if they are recorded, (2) were there no By Laws for the Masters HOA and (3) if the old By Laws are valid by require updated. Michael will ask these questions.
- 3. Communication with Attorney:** Michael said that after reviewing our attorney fee's that we need to address who communicates with our lawyer. He asked that the president be the point person. All communication should be directed by the president and if board members have issues that need to be resolved by an attorney they should call Michael and he will ask and get direction. Jane Washington motioned that we do this and Ron seconded the motion all present were in favor motion carried. Robyn will talk to Jim and ask that all communication be through our president.
- 4. Water in Creek/Lake Issue:** Jane Washington spoke about the creek in her back yard being a swamp instead of a stream. She said that she had met with Les and Eric from the Lake Committee on how to correct the problem. They spoke about a collar that could be put on to even out the water flow between both valves. Anthony asked how many homes were affected. Allen stated that he has three streams that run though his HOA and that this time of year they are supposed to be dry. Ron said that he would support Les Carriel's solution as long as no cost were involved at this point. Jane Washington asked that they get approval to look further into this solution Les and Jane would work together. Ron motioned to let Les and Jane do the leg work for both the cost and the consequences of equalizing the flow of water from the two lake valves. Nancy second the motion all present were in favor the motion carried. None were apposed.

Nancy asked since we were talking about water she had a few questions that she has been trying to get addressed. She asked that a study of the maintenance of streams that flow into the lakes and the out flow of water let out of the lakes. Her HOA Quail Meadows II has just paid \$2,750.00 to have trash taken out of the stream. The amount included three sections two HOA's Quail Meadows and Quail Meadows II and the county. She requested a study and a policy of the drainage; either it is paid by individual HOA's or Masters HOA. Anthony said that we need to be careful of streams when involving the state because they could just bury the stream. He said that he likes the stream that flows through his HOA and want it to continue to be there. Nancy agreed that she to liked her stream. Jane said that this is a fair question to ask everyone has an interest in our water ways. Michael suggested that we have a

separate meeting to address this issue. A proposal to each HOA to better understand what water issues each HOA has and what the cost are. Anthony said he would like to see a document of the water in and out of the lakes and what we can or can not do. Ron stated that there is some confusion over documents that have to do with water and easements that have become obsolete when the original developer went bankrupt. Nancy asked if there were documents on all water drainage already. Ron said that each HOA's CC&R's are different on easements. Nancy stated that if we pay for water going out it is only fair to pay for water flowing into the lakes. Ron said that the first step is to find out what Mt. Regional actually transferred with the lakes. He agreed to get a copy of what was in our agreement and the deeds, collect copies of HOA's CC&R's. Michael asked that we send all information on the water and easements to Ron he asked Ron to review and give an over all report and have a section in our board book that includes the lakes.

5. Other: Nancy brought up the tiered dues structure 100%, 125%, and 150% and why this is not implemented. Nancy asked to have this as an agenda item for next time. She would like this issue resolved by next billing cycle. Ron explained the history on the tiered system. He said that there were some HOA's whose CC&R's were not compatible with the document. We never recorded the document because our largest HOA could not sign the agreement because they believed there HOA had to be charged equally. Ron said that this was a major stumbling block. Anthony stated that this document brought in several HOA's that were not listed before it was made and that Dave Johnson created the document for the Masters. Anthony agreed that this was worth looking into again but each HOA needed to look into there own CC&R's with their own legal interpretation of what they can and can not do. Michael said that we could also look into updating this two year old document. He asked that each HOA look into their CC&R's see where we can go from here.

6. Community Input: Steve Hogrion made a few comments first he asked why the internal billing could not take care of the equalizing at the individual HOA's. That we levy a tiered system for the Masters that should not matter on the individual HOA's. Each HOA receives a bill and then it could be divided how their HOA dictates. Lucy stated that in SSSFHOA their CC&R's says that they can not have a class of votes it has nothing to do with fees.

Jane Hamilton said that her association was concerned with the emails that were going around about a possible path around the lakes and that her neighbors the Nielsons and Stanislaws came to the meeting to say they were not in favor of this. Nancy Stanislaw said that their property states that people can land on the edge of their property but they can not use their property to access the lakes, so you can't cut through their property to get your boat on the lake. Ron said that on some CC&R's it is listed as a utility easement and others as a private enjoyment easement, not general easement.

Les asked to have more visibility around the lake to have the bushes and trees removed at the park so the lake can be enjoyed by all. Steve said that this could have a negative affect on the filtering of nutrients for helping the lakes stay clean. Lucy said this might be against CC&R's about killing natural vegetation. Les said that he has walked around

with the Fire Marshal and that we could do a burn with approval in the spring. Maybe all that would be required is to trim up the branches. This will be looked into.

Anthony added that he would like to get boats for the community to use so the lakes are more available to all members.

Lucy added that there were other projects besides Parks and Lakes that needed looking into.

Essa asked that we look at the Tennis Park and topping trees so they have their Mt. views back.

Anthony agreed to head the viewable task force.

Ron motioned to adjourn the meeting at 8:20p.m. All present were in favor.

(Michael is not available on the 15th he has asked that we schedule for the 22 instead)

Next Meeting Sept. 22, 2008 Big Park 7:00p.m. Budget 2009 Meeting

Silver Springs Masters HOA

September 22, 2008

Minutes

Attendance: Michael Winer – SSSFHOA, Nancy Samson – Quail Meadows II, Phil Tovic- Silver Meadows, Allen Durfee – Ptarmigan, Jane Washington – North Shore, Ron Duyker- South Shore, Isa Wright – Willowbend East, Whit Logan – Meadow Springs and Robyn Bailey Manager

Proxies: Karen Williams – Willowbend West, Jane Hamilton – Park Place, Rosemary Craighill – Meadow Wild, Anthony Sands – Quail Meadows

Visitors: Bill Noland (SSSFHOA), Clay Archer (SSSFHOA), Stan Kanarowski (South Shore), Michael West (South Shore), Steve LoRe (South Shore), Les Carriel (SSSFHOA), Michael Penrose (South Shore)

Approval of last meeting Minutes. Approved with the exception of clarifying the three associations that were involved with the cost of drain clean-up on page 2 section 4. Michael Winer asked that we approve them Ron Duyker motioned and Isa Wright seconded the motion all present were in favor.

1. Water Drainage:

a) Answers from Les on feasibility study on costs to solve creek issue.

Eric Fraleigh and Les took measurements to equally divide the amount of water for each stream. They got three bids arranging from \$800.00 - \$1,000.00 for the color. Either a permanent color or a temporary color could be installed to equalize the streams. When the drains were redone a few years back they were put back at historical level. Les also told us that in the early spring run off could be a problem it is not known if the amount of water could be handled by the down stream areas. Ron spoke that if we are to alter the amount of water we may need to involve the army corp of engineers and we would want each homeowner to acknowledge that there could be liability to the change. Jane asked if we new whether we new for sure that the drains were not equal from the start and that there could be any sink age. Les could not confirm or not confirm that there was sink age we may not ever no. Michael Winer asked Jane to get consent from each of her neighbors that they are willing to take on the liability. Nancy asked that this needs to be clarified who pays for this. Ron explained that not all streams are Masters some are drainage easements on individual properties and some are owned by the Masters. Michael asked that we have a separate meeting to define which streams and drainage are the Masters and whose are individually owned. This should be decided at the separate water drainage meeting.

b) Update from Bill Noland on Under Drain Issue.

Bill Noland explained that it is not easy to plot unseen water. The county is no longer doing maintenance. The developer transferred the under drainage to SSSFHOA and they deleted a couple of paragraphs when the Masters had been formed and there CC&R's were redone. The SSSFHOA thought that the Masters would take over this responsibility. Bill has not found any documents that state that the Masters would take this system over. Bill has looked extensively for any documents and maps concerning the under drain system. He has confirmed that the Condo's are not part of this system nor are the any other HOA's with the exception of a few North

Shore homes that are along the lake. These homes do connect at the intersection of East Meadows Dr. and N. Silver Springs Rd. Bill is looking for common parcels and ownerships of the berms and Lakes. Les said that the map clearly shows that no property was included in the streambeds. Jane Washington asked what was driving Bill. Bill said that they had drainage problems and that they found out that we do have problems. To close the loop that there is no documents between 1989 – 1994 to verify there is no such documents. Bill explained that he knows more than he ever wanted to know about in this area.

2. By Laws / Answers from last meeting re; By Laws, Document up date: Michael Winer stated that he asked two questions to our lawyer:

A) Bylaws we have but were never signed our lawyer said that since they were not signed they could not be recorded. Allen Durfee stated that some one already did this with out our consent or permission.

B) If the old ones work should we sign them. Our lawyer said we should up date because we have new laws, state laws have change. Ron suggested that maybe we should take the best of both documents and form the new By Laws. Ron also asked if we can do this with out a 2/3 vote which is required to change the CC&R's. He asked that we get clarification on this matter. Michael asked Robyn to e-mail both old and new By Laws documents to our members. Ron said that we have paid for a web sight several years ago and that Anthony set up a site that these documents are on. Allen stated that he believed that we should update our documents every ten years and he also stated that By Laws and Articles of Incorporation do not need to be recorded but they should be signed by voting members to be valid. Ron said that it is rare to record Articles of Incorporation but he thought the By Laws should be recorded. Jane also stated that it is not necessary to record By-Laws. Jane Washington asked that if they are recorded do we need 2/3's votes to do so. Ron said that there are new laws that allow us to change meeting days and allows more flexibility for board members.

Michael then touched on the problem of having Lucy Archer record two documents that were not signed at the recorders office. Lucy recorded By Laws and Articles of Incorporation in July. She did this on her own. Michael explained that he and Ron Duyker met with our attorney last Monday to discuss this problem. The problem is that these were unsigned documents and that put a cloud on each property owner. This could stop a sale of a home the attorney wrote a letter to ask Lucy to record a note signed that this was recorded in error. Ron said that because they were not signed they can not authenticate them. Title officers could pull up this and it could trigger that this was recorded by a private individual. IT is possible that the title company would not insure the property. Lucy recorded all Masters HOA's plus 24 Deer Valley properties. We know that she did remove the Deer Valley properties on Sept. 18. but as of yet she has not cleared our titles. Ron said that we appreciate Lucy's input but she was not authorized to act on the behalf of the Masters. Clay Archer pointed out that her intent was she was trying to help the community. She just wanted to help. Lucy has worked for a title company and is a realtor she knows that the affidavit she signed put it on her and she should know the consequences to what she did. Michael asked that he would like her to at a slower pace and not rush into conclusions.

3. 2009 Budget: Jane Washington wanted it recorded that there are different ways to bill and it could be in an assessment instead of dues. Ron stated that each HOA has different CC&R's and that each HOA needs to know they can do regarding dues and assessments. Ron then stated that since we were discussing the 2009 budget he was differing to Steven LoRe since Steve will be taking his place on the board. Robyn then went through every expense on the P&L with the history of 05, 06, 07 and both what we passed for 08 and what we have used so far in 08 and the proposed 09 budget. She explained that these numbers are just the beginning and that each HOA needs to take the budget back to their own boards and members and then bring it back in Oct. She explained that there is no such thing as perfect and that this is our time discussion and compromise. See attached budget.

4. Lake Budget proposals from Board member's.

Michael brought up some of his HOA's concerns. They are very concerned about lake front homeowners. They would like to see them pay more towards liability insurance and maintenance. His HOA (SSSFHOA) believes that the little lake is privately owned and that we should not pay towards this. Robyn explained that the lake maintenance costs under our water budget and that it gets pretty old hashing out this same theme every time. Robyn also stated that the insurance was looked into and that it did not cost the Masters but a few hundred dollars more when we took ownership of the lakes and some of this expense was to raise the liability rate. Robyn also stated that at some time in the future (next five years) the Little lake drains will need to be updated. We the Masters own this and if we choose not to maintain them it will be our fault if damage is done.

5. Community input: Stan Kanorowski stated that he would like us to form some kind of consensus towards the neighborhood in keeping with our CC&R's like boats being stored in driveways, landscapes and houses in disrepair. He also said he wouldn't mind our dues being used to try to buy the Blue Roof property. These were a few of his ideas.

Meeting adjourned 8:50p.m.

Silver Springs Masters HOA

October 20, 2008

Minutes

Attendance: Michael Winer – SSSFHOA, Nancy Samson – Quail Meadows II, Phil Tovic- Silver Meadows, Allen Durfee – Ptarmigan, Jane Washington – North Shore, Isa Wright – Willowbend East, Whit Logan – Meadow Springs, Steve LoRe (South Shore), Jane Hamilton – Park Place, Rosemary Craighill – Meadow Wild, Anthony Sands – Quail Meadows and Robyn Bailey
Manager

Not In Attendance: Karen Williams (Willowbend West)

Proxies: No proxies given for this meeting

Visitors: Stan Kanarowski (South Shore), Ron Duyker (South Shore), Glen Lent (North Shore)
Lynn Cier (SSSFHOA)

Meeting began at 7:05p.m.

Approval of last meeting Minutes: Jane Washington asked for approval of last month's minutes and Nancy Samson second the motion all present were in favor.

1. Budget: Anthony Sands suggested that we approve for 2009 a couple of kayaks and canoes. He said that what he is proposing would cost the Masters between 6,000.00 – 7,000.00. He said that we would need a fence or a post to attach the boats to he told that he checked with our insurance and that it would cost us about 100.00 more to add the boats as liability. Nancy said that she wants us to pare down this year and try to handle what we already have not to increase. Allen Durfee said that he agreed with Anthony that boats would be nice for the average home owner. Jane Hamilton said that she agreed with Nancy. Phil Tovic added that maybe we should just start out with two boats. Nancy proposed that we allow people to buy the boat themselves and that the Masters look into a rack. Rosemary asked what the difference between playground equipment, tennis quart, and basketball quart is than to have boats available for our members. Anthony said that the number one cost is the lakes and he would like to use the lakes better. Ron suggested a rental company. Anthony will get more bids and then post the bids on the web site. Glen Lent asked that we consider a connector trail to Ranch Place through the open space North of North Shore. He said that the cost would run around 6,000.00. Lynn Cier said that the bank would like to see Christmas Lights at our entrances this year. Anthony Sands agreed that holiday lights would be great and that he would look into sponsors. Nancy Samson added that she would like to propose that we do not add to this year's budget. It was agreed that all of the proposed ideas would be put on the web site and that we could view them before next meeting.

2. By-Laws: Michael explained that after our last meeting he had our legal council send out a letter to Lucy over recording an unsigned document. She did release the Deer Valley property that she accidentally recorded but would not release the 504 homes in the Masters.

She responded to the letter by email and stated that she was right and that our legal advice was wrong. Michael explained that he could not figure out why she would not comply if every thing he had learn was really true so he questioned the attorney again. Jim Kennicott said that we are not hurt until it really happens and we have two chooses. 1 Do nothing. 2 Seek Legal Council. or Jane Washington asked to add a 3 To finish and record new By-Laws. Ron stated that High Country Title said that a delay could come in and that they would not insure it. Whit Logan added that it would be best if we could record the new By-Laws right next to the unsigned documents. We decided to form a task force to go over line by line the proposed By-Laws and also look at the old unsigned documents as well. Steve LoRe volunteered to head this project along with Phil Tovic and Robyn Bailey. They agreed to have the new document ready by next meeting. They will put it on the web site as soon as they are finished.

3. **Nov. Meeting:** It was noted that in the unsigned By-Laws that it states that we are to meet the second Wednesday in Nov. for a general meeting. Lucy has had this date on her web site for several months so are we planning on having this meeting Nov.12 or not. We all agreed that a general meeting was a great idea but that we are not quite ready for it. We would like to be able to present new By-Laws and a proposal of what water ways the masters is responsible for. All present thought that March might be the best time for the meeting.
4. **Other:** Nancy asked that we bring up the dues structure again the water ways and she requested a special meeting dealing with just water ways and the Masters responsibility. Jane Washington suggested that maybe we should add a line item for water ways to our budget.
5. **Community Input:** No input but the North shore trail request and Christmas lights.
6. **Blue Roof Presentation:** Kevin Dice representing Walgreens came to talk about a possible Walgreens at the Blue Roof location. Jane Washington stated that we could not and should not vote on or in no way were we to give approval of this project that this is not our roll and that this subject would need to be addressed in a well publicized public meeting. All present agreed we were just listening to the proposal giving any approvals or suggestions. Kevin Dice said that they would be a single tenant development. Richard Staples was open to the Walgreens. They were proposing 8,600 square feet on the main level and 3,947 square feet up stairs. They would have 34 parking stalls and 2 wheel chair accessible. The Blue Roof currently is about 3,400 square feet and there are 28 parking spaces. The set backs are 150 feet from HW224 and 30 feet from Silver Springs Dr. Steve asked that if a drive thru is not approved would they still be interested in building. Kevin was not sure. Phil asked about gas tanks and if they would still be selling gas he said no and that the tanks were new. Phil asked about the elementary school and if there were any problems or rules regarding an elementary school so close to a drug store. Kevin said that it was not a problem.

Meeting adjourned at 8:30p.m.

Next meeting Nov 17, 2008

Silver Springs Masters HOA

November 17, 2008

Minutes

Attendance: Michael Winer – SSSFHOA, Phil Tovic- Silver Meadows, Allen Durfee – Ptarmigan, Jane Washington – North Shore, Steve LoRe -South Shore, Whit Logan – Meadow Springs
Robyn Bailey - Manager

Proxies: Isa Wright – Willowbend East to Jane Washington, Karen Williams – Willowbend West-
to Robyn Bailey, Rosemary Craighill – Meadow Wild to Robyn Bailey

Not in Attendance: Jane Hamilton – Park Place, Anthony Sands- Quail Meadows, Nancy
Samson – Quail Meadows II

Visitor- Ron Duyker- South Shore

Meeting began 7:05 p.m.

Approval of last month's minutes: Jane moved to approve the minutes with the changes that Micheal Winer suggested. Steve LoRe second the motion all present were in favor. Oct. Minutes were approved.

1) Budget: Jane Washington asked for 2,000.00 to study the North Shore connector trail to Ranch Place. The study would determine how trail would go through the Wet Lands. Michael reminded her that the Masters asked for a proposal that would clearly show the trail idea. Steve also said that the Masters needed a proposal. Steve said that he was not for sinking money into a what they think they will do. Jane then had a question concerning adjusting the budget during the year. Jane made a motion to accept the budget and that at any time during the year the board can add to the budget with a valid proposal. Allen Durfee seconded the motion all present were in favor. The motion passed. Phil asked that we also look into Anthony's proposal for boats on the lake. Jane Washington then requested to have North shore entrance cleaned up. Greenleaf will arrange to meet Jane at the entrance to see what they want done. Steve wanted to know where we were with the little lake budget concerning the gates. Jane asked that the engineer report be sent out to the group. Jane said that she thought that the Little Lake was a private Lake, since the homes around the lake have a private enjoyment easement. She does not think that the Masters should pay for the gate maintenance. Jane said that there are many members that do not want to pay for them. Michael Winer explained that this expense has already been approved. Steve pointed out that South Shore board was having a meeting soon and they are expecting this project to go forward. This matter will be brought up in our January Meeting regarding what the masters own Lakes and Water-ways. We then discussed insurance. American Family Insurance people live in our community and gave us a proposal with higher liability and lower rates. Michael made the motion to look into switching insurances possibly continue with the old insurance and then change after the year. Allen seconded the motion, all present were in favor the motion passed to which liability insurance. Robyn will follow up on this and check back with Michael once they send us a bill.

2) By-Laws: The new By-Laws look great some suggestions were to include proxy voting, term of office, and January election. There was discussion about the ability to Lien from the Masters. Ron reminded us that that By Laws are rules and regulations of a Corporation that are restricted to manage and collect for common areas and trustee, offices and members. We all agreed that new By-Laws need to be record ASAP, Robyn will help with this matter to assist in any way to get them signed.

3) 2009 Board and Elections: Present Officers President: Michael Winer, V.P. _____ Secretary: Phil Tovic, Treasure: Jane Hamilton, Michael asked that we vote for new officers in January since he was not sure of his status with his own SSSFHOA. He was unsure about him being on their board anymore and wanted the new representative to be present. Everyone present agreed to January meeting for elections.

4) January Meeting regarding Lakes: This meeting will be held January 12, 2009 since the 19th is a holiday and Sundance will be in town.

5) General Meeting in March:

6) Other:

7) Community Input:

Meeting adjourned 9:35p.m.

Next Meeting January 12, 2009