

**Silver Springs Master Association Meeting**  
**Monday, May 19, 2008, 7-8:00 PM**  
**At Silver Springs Park Pavilion**

In Attendance: Robyn Bailey (MA-Manager), Jerry Romero (MA -Pres), Lucy Archer (Silver Springs), Rosemary Craighill (Meadow Wild), Les Carriel (Waterways Committee), Ron Duyker (South Shore); Tim Sattelmeier (Silver Meadows).

AGENDA:

1) Elections: Jerry Romero nominated Lucy Archer as president of the Silver Springs Communities Master Association. Seconded by Rosemary Craighill. Unanimous vote. Lucy Archer accepted on an interim basis for six months until November 2008 when a General Meeting (Article III Section 2) and Elections (Article VII Section 2) can be held as designated by the [MA By-Laws](#) .

2) Flooding Update: UDOT hydrologist James Baird looked at the Tim & Holly Hansen run-off water situation. He did not find any indication of a detention pond nor a right-of-way for access to one. He suggested the solution is to open up the pipe (or French drain) previously found by the roto-router service man, to repair and re-connect this drainage outlet to the pond. Baird indicated there is a discharge point for the highway above the location of the detention pond.

Lucy reported that the Mike Shepherd, developer of several of the lots at Park Place, told her that he does not have any plat maps showing the location of the original French drain system. He understood that drains existed down the middle of the road and laterals extended to each of the home sites on the lots but he did not augment the system.

Lucy reported that a resident of Silver Springs, Cara Gordon Jones at <jones4929@msn.com>, had made contact to offer her services to Silver Springs HOA regarding work <" I am a licensed Professional Engineer for the Water Resources engineering firm [Hansen, Allen & Luce, Inc.](#) We are regularly involved in hydrologic studies and investigations and would like to be considered for this job.">

Tim Hansen has been transferred and their home has been put on the real estate market since our last meeting. Tim Hansen wrote a letter to Skip, Robyn, and cc to Jerry. Les suggested that the MA Board have our attorney write a letter to the Hansen's indicating that the MA holds no responsibility for the seasonal flooding; and to indicate the problem may have been due damage from the driveway extension and fence construction they hired completed last summer. The Hansen's have lived here since 2001 yet this is the first year they have experienced flooding problems. Robyn visited the site and spoke with Holly Hansen in an effort to review and explain the situation to the Hansen's.

3) Mission Statement: Tabled last month. Skip did not attend nor did he send notes regarding this assignment. Ron wants to imprint the MA Mission Statement on a plaque and place it somewhere prominent. Lucy took on the assignment to write the Mission Statement, she will use the verbiage from the preamble on our Articles and By-Laws so that they all reflect the same spirit and intent.

4) Lakes. Les reported that the lakes are full, no gate changes. The spring run-off has been augmented by the increased rainfall but the cold to mild temperatures have served as a check on rapidity of melting snow. The Minnow Pond (smallest of the three) was first formed as a settling or retention pond. It is owned by Meadow Spring and Silver Meadows. Tim reported that it is currently clear and full, without sediment. Les and Jerry discussed that the MA budget had factored in the repair to the other lake drain on the upper pond or small lake; costs have been budgeted and a reserve of \$90,000 is available to take care of this work. This upper pond was drained last year (summer 2007).

Discussion about the blueness of the lake waters included the use of "Aquashade" a pond weed control aquatic herbicide and algaecide. It is a concentrated liquid formulation for use in contained lakes and ponds. It is EPA registered for aquatic plant growth control. Contains a blend of blue and yellow dyes to block out specific sunlight rays from hitting the lake bottom which are critical to photosynthesis and water plant growth. There are no restrictions on swimming, fishing, irrigation, or pet or stock watering. "Aquashade" will leave the lake water a pleasing blue color. How long it will last is uncertain, based on the amount of run-off flow. The effects on Swaner are considered to be negligible. One gallon covers one acre, cost for large orders is discounted from \$64 per gallon from Lake Restoration, Inc. (PP-98-A-10 large lake parcel is 20.84 acres; PP-98-A-6 small lake parcel is 5.24 acres= 26 acres/gallons= \$1,664.). The MA has budgeted \$5,000 to \$7,000 for this application. Les said he would order it; actual application should be timed after the major speed and quantity of run-off has averaged to moderate flow.

5) Accounts Receivable: Park Place still has not paid their annual dues.

6 ) Other. Les would like to gather bids for maintenance of the Silver Springs Lake Park. Work to be performed would be to replace the basketball backboard that is askew; refinish the picnic table, re-staple the screening on the pavilion underside of the roof, keep the gravel swept off the basketball court (replace gravel with grass or cement - something that does not get kicked up all the time), maintain the playground equipment, maintain trees and shrubs and rocks that get scattered into the street and pathways. Currently, PCGreenleaf mows the lawns; Robyn has been trying to keep up the sweeping and some repairs.

The tennis courts are ready. Robyn has the code. The code cannot be changed because it is a critical process so a locksmith has to be called. It was agreed to leave the code for the lock as it is.

Lucy reported that she has catalogued the dozen or so parcels controlled by the MA. Legal parcel numbers and descriptions accompany photographs of each parcel. Also Lucy has typed onto the Silver Springs Communities website the MA Articles of Incorporation, By-Laws, and other recorded legal documents that describe, establish and regulate the MA. Officers of the Board. Now all members of the Silver Springs Communities have full access to these documents. A Search function makes the site easy to navigate. Documents in .PDF have to be searched individually using the Adobe search tool until Lucy can get all those documents typed right onto the Wordpress pages. Also Lucy has changed the static format of the [www.silverspringshoa.org](http://www.silverspringshoa.org) website to a dynamic HTML format giving each of the individual subdivisions within the Master

Association their own web page(s) and access to modify and add content important to the individual subdivisions within their own web pages. Notices, calendar items, antidotes, actions pursued, etc. can be included.

Lucy is also in the process of gathering and filing all important HOA documents, maps, minutes, etc. within one location. Presently these important documents are scattered among the various past board and committee members. Continuity and past actions are difficult to research as no one knows who has which documents. If anyone has documents, maps, etc., that belong to the Master Association they should deliver them to Lucy to be filed and retained in this new archive.

Meeting was adjourned around 8:00 PM.

**Next Meeting will be on June 16, 2008.**