



**Silver Springs Master Association Meeting
Monday, November 17, 2008, 7-8:30 PM
At Robyn Bailey's House**

Attendance: 1) Michael Winer – SSSFHOA, 2) Phil Tisovec- Silver Meadows, 3) Allen Durfee – Ptarmigan, 4) Jane Washington – North Shore, 5) Steve LoRe -South Shore, 6) Whit Logan – Meadow Springs.

Absent: 1) Isa Wright – Willowbend East proxy to Jane Washington, 2) Karen Williams – Willowbend West- proxy to Robyn Bailey, 3) Rosemary Craighill – Meadow Wild proxy to Robyn Bailey, 4) Jane Hamilton – Park Place, 5) Anthony Sands – Quail Meadows I, 6) Jane Samson – Quail Meadows II.

Visitor- Ron Duyker- South Shore, Robyn Bailey – Manager.

Meeting began 7:05 p.m.

Approval of last month's minutes: Jane moved to approve the minutes with the changes that Michael Winer suggested. Steve LoRe second the motion all present were in favor. October 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 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. Robyn Bailey and her Greenleaf crew will arrange to meet Jane at the entrance to see what she wants 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

a couple years ago. 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 Waterways, see <http://www.silverspringscommunity.com/master-association/ma-common-area-parcels/> and <http://www.silverspringscommunity.com/waterways/>. The waterways in Silver Springs are currently owned by two entities. The spillways, outlet and inlet waters, the waters in the ponds/lakes and the Water Rights belong to Mountain Regional Water Special Service District. The banks and land beneath these waterways belong to the General Membership through the Master HOA. Not all waterways belong to the MA some are drainage easements on individual properties and some are controlled by the MAHOA.

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 switch liability insurance. Robyn will follow up on this and check back with Michael once they send us a bill.

2) Bylaws: The new Bylaws 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 Bylaws 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 Bylaws need to be recorded ASAP, Robyn will help with this matter to assist in any way to get them signed. These documents also need to be approved by two-thirds of the General Membership. See the Utah Code Title 57 (found at http://le.utah.gov/~code/TITLE57/57_08.htm) and guidelines provided by the Community Association Council (CAI)

3) 2009 Board and Elections: Present Officers President: Michael Winer, V.P. _____, Secretary: Phil Tisovec, Treasurer: Jane Hamilton. Michael asked that we vote for new officers in January since he had not been re-elected in 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 Membership Meeting in March:**

6. **Other:**

7. **Community Input:** Lucy Archer has cautioned the MA board to not record the new Bylaws until they have presented them to the General 504 Members of our Community, having given the Members an adequate amount of time to review them prior to the Meeting.

Meeting adjourned 9:35p.m.

Next Meeting January 12, 2009

Minutes by Robyn Bailey

Amended, some content and spelling corrected.