

SSSF HOA 2008 - March 3 Board Meeting Minutes



Silver Springs HOA Board Meeting
March 3, 2008 at 6:30 PM in the Summit County Library
Conference room.

Board Members In attendance: Skip Domenick, Bill Gunter,
Dave Coehlo, Sue Pollard, Lyn Cier,

Board Members not present: Gordon Jones

General Members: John Coursen, Clay Archer, Lucy Archer
(past sec.), Dave Hernandez (past pres.), Michael Winer , Julia Loughlin, Paul Stangeland

President Skip Domenick conducting:

AGENDA:

1) First priority presented was that the **SSHOA Budget** be approved and our HOA bill payments go out. A copy of the 2008 Budget was distributed and discussed. The fixed and variable accounts are consistent with other years but the amounts have risen therefore cutting uncomfortably into the HOA reserves. It is proposed that the dues be increased by \$35. per lot per year equaling \$250. A late fine of \$25 will be assessed to accounts 60 days past due.

The greatest expense is \$33,075 that we contribute to the Master Association each year. It was disclosed that SSSingle Family HOA contribution is more than half of the Master budget but SSSHOA has only one vote (via our representative Jerry Romero). The Master Association consists of fifteen smaller contiguous associations; unfairness to our Association seems to exist. This is a matter that was unanimously agreed upon for further study.

2) **M.A. Board decisions without consensus.** Skip also informed us that the SSSHOA has never signed off on anything to do with the larger lake. The Master Association made decisions and agreements without us. The Master Association has since assessed a “premium” insurance liability fee for each of the 30 houses located at the lake perimeter. For some reason the SSHOA has not passed this fee to the homeowners involved but has instead distributed the cost to all 188 SSSF homeowners. If this fee was passed on to the lake sited homeowners how much would it decrease the cost of annual dues for the non-lake sited homeowners? We will look into that “premium” assessment.

It was discussed that a similar situation occurs for Willow Creek that flows along the east boundary between Silver Springs and the Willow Creek subdivision. Summit County sends annual reminder letters to homeowners who have lots bordering the creek. The reminder letter states that Summit County is not responsible for run-off, over-flow, nor removal of clogging vegetation or debris collected by spring melt and water passage. Each property owner along both sides of the creek are responsible to sandbag if necessary

and to remove dams created by flowing debris. The SSSFA is not responsible for the maintenance of the creek.

The fact that creek bordering property owners are responsible for their waterway suggests that lake bordering property owners should be responsible for the body of water their properties border, paying their portion of the clean-up and the Master Association assessment for lake insurance and applied costs. There is no justification for distributing the premium. The MA assessment is a pass-through fee not a SSSF assessment; our board only passes the fee on our invoices, which will show our members the breakdown. Michael Winer feels that the optimum outcome would be that the Lake Enjoyment Easement be restored to the general membership.

3) **Legal.** The sole budget item that may increase this year may be Legal Expenditures for a 3-year case pending against a homeowner on Willow Loop who has made his home into a motel for seasonal workers. Outcome pending.

4) **New Volunteers.** The November 2007 vote garnered six new volunteers for the SSHOA. It was advised that if paid positions are to be filled then the applicant should have proper qualifications and possibly be bonded. Questions were raised whether the SSSF HOA is properly insured. Who will contact these volunteers and obtain commitments for service?

5) **Update CCR's & ARC.** Discussion included bringing our CC&R's and Architectural Guidelines up to date with current environmental concerns and new building codes and energy needs. The Park City real estate market is better than the national average and we purpose to keep our Silver Springs values high. John Coursen said he works with HOA's continuously and has access to other CC&R's and trends. He offered to make his resources available to our board.

6) **Board Offices.** Skip distributed to attendees a 2+ page document describing the individual responsibilities of the board members. Skip said his term is over, months ago, he has retired, "I'm not even here" he quipped. He asked for attendees to take on the Board offices and duties as described on the document.

Attendees stepped up as follows:

President: Mike Winer was nominated by Lucy Archer, and he conditionally accepted as "chairman" to because he told Skip he would help out.

Architectural Committee: Dave Coehlo, Paul Stangeland, Sue Pollard, Bill Gunter.

Compliance Committee: John Stangeland, Clay Archer, and one or two of the volunteers

Secretary-Treasurer and Communications-Website: Lucy Archer

Accountant: (to become a non-board paid position unless a volunteer will perform duties without pay) Marilyn "Lyn" Cier.

7) **Resignation.** After the Board nominations and volunteered positions were affirmed, Skip Domenick clasped his hands and stated that he was finished. He had wanted to leave

his office for sometime now but wanted to have a full board before he did so. Now that has been accomplished and he is retired from the Board. Much thanks was expressed and Skip invited us to have a farewell party at Sue Pollard's house (a jest).

Meeting was adjourned shortly after 8:00 PM.