



SILVER SPRINGS SINGLE FAMILY
HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING

September 16, 2009

Unposted Meeting was held in a private residence

Board Members Present: Bill Noland, Harry E. Fuller Jr.,
Bill Gunter, Sue Pollard

Board Members Absent: Kristian Mulholland, James Larson, Chris Butler

Proxies: James Larson (to Gunter)

Meeting was called to order at 6:30 PM.

[Underdrain System](#): The underdrain system was partially installed around 1979 in the SSSF subdivision. In 1985 the Association Members voted to abandon the underdrain system and to remove it from the CC&Rs as it created too many issues with private and personal property, the benefits were very limited and did not address artesian springs and artesian wells existing under this subdivision, and the Summit County storm drains and sewers were now completed and took care of the seasonal run-off flow in the one or two limited areas potentially affected. The HOA board does not have the authority to override Member votes.

The parties affected include Noland (SLS-027), Domenick (SLS-057), Winer, and SLS-105. Noland showed a video of camera images purported to be from inside the underdrain system, possibly from inside the County storm drain system and sewer system. Since the underdrain system was abandoned in 1985, 24 years ago, it stands to reason that roots, cave-ins, and debris would be found in its channels. Noland demonstrated how he has estimated that blockages have been creating seepage into his crawlspace under his house; he has had to replace two water heaters which he reports rusted out.

Noland and Domenick have been petitioning the SSSF board for over four years to fund the repair work for spring run-off on their properties. In 2007 the board did pay for run-off problems on Winer's property. During today's meeting Board members present voted to spend \$5,000 for Noland's requested "cleaning" and inspection work. This action runs contrary to the Association Member vote to abandon this system and any further work on it as its benefits are questionable.

Concerns have been voiced that the placement of an underdrain system along easements on Member yards could produce summer irrigation problems. Within the parameters of an underdrain system water distributed by homeowners, sprayed for the benefit of trees, shrubs, and lawns will very likely be percolated or removed away from the vegetation for which it is intended. Drought and global warming produce potential loss of vegetation and hamper beneficial irrigation. See [Comments at February 2, 2009](#)

It is important to sum up how many Silver Springs properties are affected, whether individual sump pumps are an appropriate remedy, how much personal property in the form of fences, patios, sheds, trees, gardens, driveways, etc. would be negatively affected (removed) by the

“roto-rooting” exploration and at what expense to the individual homeowner as well as the Association, and what harm might be perceived for the re-sale image of our neighborhood.

Also it is important to consider the economic times we are experiencing, is it prudent to create more expenses for work that is clearly not a benefit to the Association at large; we have the most expensive water in the state via Mountain Regional, and if global warming-summer drought conditions persist do we really want an underdrain system to draw away the water from our yards, plantings, and properties that we are dearly paying for? Do we want to re-landscape and repair fences, etc.

The board has ignored all of these concerns by the community; they have not obtained a Member voted approval in order to go ahead with these ill-advised actions. The board has chosen to use HOA funds to respond to the few who think it will personally benefit their own properties.

The anticipated contractor, Twin “D”, Inc. was unable to clean the line with its equipment without doing damage to the underlying pipe. Another contractor, [ProPipe](#), has been contacted. at 729 West 1390 South, Salt Lake City, UT 84104 Phone: (866) 736-6821 Ken Bunes, Manager kbunes@hswcorp.com

This meeting adjourned at 7:10 PM.