



Silver Springs Masters HOA April 20, 2009 Minutes

Board Members in Attendance: 1) Bill Noland –SSSFHOA, 2) Tim Sattelmeier –Silver Meadows, 3) Allen Durfee –Ptarmigan, 4) Nancy Samson –Quail Meadows II, 5) Steve LoRe – SouthShore, 6) Isa Wright –WillowBend East, 7) Jane Hamilton –Park Place, 8) Jane Washington –NorthShore, 9) Rosemary Craighill – Meadow Wild.

Board Members Absent: 1) Anthony Sands –Quail Meadows I, 2) Whit Logan –Meadow Springs, 4) Bill Rusconi –The Springs, 6) Karen Williams –manager for WillowBend West,

Proxies: 0

Committee Members and Visitors: Les Carriel –Lake Committee

2) **Call Meeting to Order:** 7:10 PM

3) **Approval of March 16, 2009 Meeting minutes:** Bill Noland moved to approve the minutes. All were in favor.

4) **Reports:**

a) **Lakes Update:** Les updated us on the gate bid for the little lake drains. He has a bid for parts amounting to \$25,000 dollars, the company has not given him the labor bid but he believes it will be about \$78,000 dollars.

5) **Unfinished Business:**

a) **Insurance/Liability:** Individual liability risk assessment. Earlier Bill Noland and Julie Larson (a SSSF resident who has an American Family Insurance Co.) met with our insurance risk assessment adjuster (name...Chicago-something?). He took notes and pictures of each MHOA property. He will get back with us on signage and other areas we might we might need to address. He suggested a cover for the drain inlet in the retaining pond on [Parcel J on our berm west of Park Place](#) (has photo) and more signage. Bill Noland reviewed the history of our insurance. He explained that the MHOA's most recent study occurred in 2005 and was done by Skip Domenick. We have always had the potential of individual liability [one of the disadvantages of being

organized into a HOA]. The only area that Julie Larson was not aware of was the "[Wetlands in NorthShore](#)". The insurance assessor wants a detailed description of what is allowed on each property. **Access and cost are directly related.** Our water lawyer, Craig Smith, reviewed the public access to our lakes, waterways, etc. Bill N. asked Craig Smith three questions:

1---How does the Utah Supreme Court interpretation on water access affect the Masters?

A) Natural waterways, like streams, rivers and lakes, the public has access to.
B) Man-made water areas on private property [like our lakes and streams].
C) We have both natural streams and man-made waterways surrounded by private property. The general public does not have access to the lakes because they are surrounded by private property. [[Conatser](#) does not apply to us.]

2---New Legislation should not affect us.

3---General liability and hazard/attractive nuisances.

A) Trespasser is not an issue. The only real concern is an uncommon or hidden danger that we are aware of but did not give warning of or is unique to this lake. Post warnings on swimming. We need to identify any unusual problems concerning our property. Ice on the lake is considered the same as water since it is common knowledge that it can be dangerous. Bill N. suggested that we get more details on our signage and inform our memberships.

b) Signs/Tagging: Robyn reported that the misspelled signs have been replaced, and an overlay will be put over the tagged area of the signs. No more tagging has occurred.

c) Bylaws/Legal: Bill Noland and Steve LoRe met with [Vial Fotheringham](#) and they recommend that the board revise all the MHOA documents. Currently they do not match and are out of date. The charter has been to manage common property. The board needs to decide what to do. The board is to meet with these consultants. **Bill Noland found a 1990 signed copy of the MHOA Bylaws which are the same as the recorded unsigned copy. Bill N. motioned to accept and to follow these Bylaws until new ones are approved by the General Membership, signed by the 13 subdivision presidents, and recorded at the Summit County Recorder's Office. Nancy Samson seconded the motion. All present were in favor, the motion carried.**

d) 2005 Developer Homeowner Agreement: The board will ask our legal counsel to include the possibility of tiered dues for lakefront homeowners.

e) MA Properties/Property Committee: Bill Noland has researched each property the board is responsible for, and that is listed on the www.silverspringscommunity.com website since June 2008. He asked each association to become actively involved with the common areas that are closest to them; to keep a daily eye on the property. Bill proposed that the board assign a representative for each property. [Did not follow through to assign reps]

The [wetlands in NorthShore](#) need to be researched to determine what is required by State and Federal laws to protect and maintain them. Noland asked Jane Washington from NorthShore to help with that research. Washington declined.

f) Jane Washington then made a motion that the Master Association take on the stream that runs between Quail Meadows I, Quail Meadows II, Meadow Wild and Silver Meadows. Rosemary seconded the motion. [The streambed parcels are attached to the

deeds for the individual HOAs. The MHOA can only maintain the parcels that are deeded to them.] Nancy said that maybe the Masters should consider owning all streams [streambeds – the water belongs to the state] that contribute to the lake. After discussion Jane withdrew her motion.

g) Financial Audit: Steve LoRe presented three options for an audit.

A) Limited scope audit- money in, money out; with random sampling of data; review checks and balances; brief overview of bank accounts.

B) Include most of the limited scope but review all of the transactions over a stated period of time.

C) Full scope audit; extensive review of entire books, tax returns, bank accounts reconciled by transaction, mail pickup, financial reports reviewed for accuracy and areas of potential fraud.

It was deemed reasonable to pursue the limited scope audit. Allen seconded the motion.

In an irresponsible assignment, the bookkeeper, Robyn Bailey, was asked to get bids for a one to five year audit. [Get the fox to watch the hen house.]

6) New Business:

a) Property Maintenance: It was reported that the picnic tables and benches needed to be sanded and stained [May 2008]. Robyn again said she would get bids for this work. Robyn's maintenance crew wants the willows at the Lake Park to be trimmed so they don't have to deal with low branches. The tennis park cottonwood and aspen trees were requested several months ago to be trimmed to return the view to the condo residents. This was discussed and will need further consideration.

b) Accounts Receivable: Meadow Springs, Park Place, Quail Meadows, SSSF, South Shore and Willowbend West still owe 2009 dues. There is no rule establishing the date the full amount is to be paid.

The dues were to be lowered to the pre-2004 rate last year.

The board holds over \$80,000 in excess dues in CDs that are not reported on the P&L nor on the monthly Budgets.

7) Confirm Next Meeting: May 18, 2009 at 7:00 PM at Lake Park.

8) Association Member Input: None taken.

9) Adjourned: 9:20 PM.

Original Meeting Minutes were written by Robyn Bailey. All comments in brackets are by Lucy Archer.