



## Silver Springs Masters HOA May 18, 2009 Minutes

**Board Members in Attendance:** 1) Bill Noland –SSSFHOA, 2) Bill Latimer –Silver Meadows, 3) Tracey Phillips –Quail Meadows II, , 4) Isa Wright –WillowBend East, 5) Jane Hamilton – Park Place, 6) Rosemary Craighill – Meadow Wild.

**Board Members Absent:** 1) Anthony Sands –Quail Meadows I, 2) Whit Logan -Meadow Springs, 3) Allen Durfee –Ptarmigan, 4) Bill Rusconi –The Springs, 5) Steve LoRe –SouthShore, 6) Jane Washington –NorthShore, 7) Karen Williams –manager for WillowBend West,

**Proxies:** Steve LoRe –SouthShore (Bill Noland)

**Committee Members and Visitors:** 0

2) **Call Meeting to Order:** 7:15 PM

3) **Approval of April 20, 2009 Meeting minutes:** All present were in favor of minute's approval.

4) **Committee Reports:**

- a) **Lakes Update:** Les was not able to attend so Bill Noland reported that Cross Marine's bid for the labor had drastically gone up from two years ago. [The original work by Cross was warranted for 50 years. Someone should call them on that.] Bill Noland made a motion that if we do not receive a reasonable bid from Cross Marine that we allow Les to have the project re-bid. Bill Latimer seconded the motion. The motion was passed unanimously.
- b) **Tennis Park:** Edging boards need to be leveled out. The roof on the pavilion needs to be repaired or replaced. Someone should get bids for this work.
- c) **South Shore Berm:** A dump truck has dumped a load of concrete and asphalt on the peninsula section. The collection pond needs a grate. There are two options for closing the access to the road. One is to put a chain across, the other is to install a post in the middle. Robyn volunteered to research this.
- d) **NorthShore Wetlands:** Bill Noland called the Army Corp of Engineers. He said that these wetlands are fine and should remain the same. The corps wants to be contacted if there are any changes. This area has become clogged with cattails and

is now infrequently visited by moose, deer, and waterfowl. Signage should be put up that there is no public access.

- e) Blue Roof entrance: Rosemary reported that two lights are out but the remaining coverage seems good. She wondered about the flag poles. Robyn reported that she has the flags in her basement that the state and the resorts donated for the poles. Robyn, the manager, has not obtained the county permit for these. There is not power for a light for the American flag to be flown 24/7/365. T

#### 5) Unfinished Business:

- a) Insurance/Liability: Risk assessment/Signage. The insurance report is not back yet. Once we have a formal report we will ask each HOA to ask its members how each property should be used. The signage will reflect use and we will get a final insurance recommendation.
- b) Master Association Documents Update: The 2005 Developer-HOA Agreement, 1989 Articles of Incorporation, and 1990 Bylaws are outdated. A total revision is being done. The Archers volunteered in May 2008 to assist with this revision. Someone really should contact them.
- c) Master Association Property Maintenance Projects:
  - 1) Park Furniture: There are two proposals for the work. Ricky Miller lives in our community and the vote was unanimous to have him do it, contact him tomorrow.
  - 2) Street Lights: The light at Willow Lane and East Meadows is out. There is a leaning pole at East Meadows and Silver Springs Drive. Canyon Electric is working on them.
- d) Financial Audit: Robyn selected Wood and Company. [There are no certified public accountants by this name in [Summit County](#) or Salt Lake County. There is a Dustin Wood, a staff accountant, at Cook Martin Poulson in Heber City. E-mail: info@cookmartin.com] Tracey Phillips said she could help out with this since she does this for a living but it may represent a conflict of interest.
- e) Master Association Property:
  - 1) **Tennis Park**: Bill N. has been researching this property and has discovered many references to the west court, in minutes and in titles to Meadow Springs, however, we do not have title to the west court and we do not know who does. Kate Sattelmeier wants to help. [The Archers have talked to the title company and to the Summit County Recorder. Both states that the survey dimensions for this [Tennis Court parcel PP-91](#) as recorded includes the entire parcel from the road to Meadow Springs, and from the road to Willow Bend. The Developer-HOA Agreement is in error stating that there is a portion of this parcel that was not transferred to the MHOA.]
  - 2) **Title Search**: Bill asked whether each property the MHOA owns has a title search done. [Title searches are done at time the title is transferred and recorded so there is no need to do a title search now as there are not contests of title.]
  - 3) 2004 Lake Conveyance Agreement/Affidavit: Our HOA counsel recommends that the board completes an affidavit stating that all 13 of the subdivisions in the HOA agreed to the signing of this agreement. This is not possible since SSSFHOA and Meadow Wild, and possibly The Springs did not agree and did not sign this Agreement.

6) **New Business:**

- a) **Property Maintenance/Tennis Park Trees:** Bill Noland stated that legally the Master Association is not legally obligated to ensure anyone's view line. Rosemary said she thought that if Willowbend East wanted this done it should be at their expense. Tracey said that trees grow and that is not the Masters role to provide a view of the mountains. Masters needs to maintain the parks and common areas. Motion to consider whether the Masters should pay for WBW view (\$1,500 every two years) or would the Masters consider paying for the tree trimming on a one-time basis. Isa asked to postpone a vote until next meeting.
- b) **Vegetation at Lake Park Shoreline:** Les Carriel and Greenleaf Maintenance proposal to clean out the willows and cottonwoods along the lake edge was discussed and made a homework assignment. Board members are to look at the beach shoreline to assess what may be done. Call Keith Clapier.
- c) **Concern for area landscapes and pest control:** SSSFHOA wants to remind members to maintain their properties and to be aware of [insects like tip weevil](#).
- d) **[Private Enjoyment Easement](#) around lakes:** Bill N. continues to research the legal and practical issues behind the easements which restrict Master Association member access to the property around the two lakes. Most of the original documents, agreements, and maps are posted at <http://www.silverspringscommunity.com/lakes-in-silver-springs/>
- e) [Infringement by owners of SLS-037 onto the Lake Park parcels H and Q: The owners of lot 37 have built up the berm on the west side of [waterway Parcel Q](#). They have thickly planted this berm with various shrubs and multiple spruce trees. By this action they have privatized for their use the inlet stream of Parcel Q. ]
- f) **Meeting Place:** Bill N. asked that the board look into a new place to meet. The Bailey house has been used for years and restricts greater participation. A larger and public place needs to be found with enough room for every trustee to sit around a table. [The Health Dept. at Kimball Junction has such a room for use]

7) Confirm Next Meeting: June 15, 2009 at 7:00 PM at Lake Park.

8) Association Member Input: None taken.

9) Adjourned: 9:05 PM.

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