



Silver Springs Master HOA September 29, 2009 Minutes

Board Members in Attendance: 1) Jane Hamilton (Park Place), 2) Rosemary Craighill (Meadow Wild), 3) Phil Tisovec (Silver Meadows), 4) Whit Logan (Meadow Springs), 5) Bill Noland (SSSFHOA), 6) Steve LoRe (SouthShore), 7) Tracy Phillips (Quail Meadows II),

Board Members Absent: 1) Linda Bowman (NorthShore), 2) Allen Durfee (Ptarmigan), 3) Bill Rusconi (The Springs), 4) Anthony Sands (Quail Meadows I), 5) Isa Wright (WillowBend East), 6) Mark Rasmussen (WillowBend West).

Visitors: Brenda Lake (manager of NorthShore and Willowbend East), Julia Loughlin (SSSFHOA- lakefront owner), Janet and Harry Fuller (SSSFHOA- lakefront owner), Eric Fraleigh (NorthShore- lakefront owner), Gaylynn Mooney (NorthShore- lakefront owner), Les Carried (SSSFHOA- lakefront owner), Brian Robinson (SSSFHOA- lakefront owner), Jim Harsh (SSSFHOA and Water Committee Chair- lakefront owner), John Buchhammer (Ptarmigan).

Proxies: 0

Meeting called to Order: 7:05 PM

Approval of Minutes: Approved as read.

Committee Reports:

Lakes: A presentation was given by the big lake drain bid selection and management committee to assist the MHOA board to make a contractor decision in regard to the Silver Willow Pond (5.24 acre Upper Lake Parcel G aka [PP-98-A-6](#)). Eric Fraleigh explained in detail the bid process and selection of [Cross Marine Projects Company](#) of American Fork for the Silver Willow Lake (aka large lake, lower pond, [PP-98-A-10](#)) gate project. Cross Marine was very competitive and have a good understanding of the job requirements. Jim Harsch added that the company has specialized knowledge and experience with the Silver Springs gates and dams. Tracey asked if the company can be held to no cost overruns. Noland made a motion to accept the Cross Marine bid for the Silver Willow Pond [PP-98-A-6](#) gates, and if the bid goes up next year then more bids can be requested from other contractors. Phil seconded the motion, all present were in favor. Motion passed.

Unfinished Business:

- 1) [Tennis Court Parcel PP-91](#): The gate has been fixed and the pavilion roof has been replaced.

- 2) **Parcel R Gate:** The \$1,300 gate built by Bob Radke to restrict vehicular access to Parcels R and J has been completed. Access code is 153.



- 3) **Parcel J Water Collector Cover:** The cover is on and locked.
- 4) **Park Place Drain Excavation:** Three contractors have been contacted. Hope to have it completed before the snow is too high.
- 5) **Property Title Reports:** The MHOA now has completed title reports on all properties.
- 6) **Lake Acquisition Affidavit:** Still needs to be completed.
- 7) **Financial Audit:** LoRe is still looking into securing an auditing firm, though it is the responsibility of the board treasurer.

ARTICLE VIII

BOOKS AND RECORDS

Section 1. Books and Accounts. The books and accounts of the Association shall be kept under the direction of the Treasurer and in accordance with reasonable standards and accounting procedures. A certified public accountant approved by the Board of Trustees and twenty-five (25%) percent of the Members shall be chosen to do a certified audit if requested by the Board of Trustees and/or twenty-five (25%) of the Members.

- 8) **Financial Reserve Proposal:** The state of Utah does not require HOA's to have reserve accounts, however there is legislation pending that will require HOA's to have a reserve study, or disclose that it does not have any. We have some savings [\$80,000 - \$120,000 for the Silver Willow Pond dam project] that is in reserve. There are a few more accounts that should be set up, viz. Operation reserve. Robyn Bailey, the MHOA "manager" and her Greenleaf crew are working for the MHOA without a contract and designated responsibilities which leaves the MHOA wide open for liabilities or injuries resulting from their work and actions.

- 9) **Website Notice to Membership:** Each HOA will be in charge of distributing postcards announcing the website to their property owners. The MHOA began in 2000 at www.silverspringshoa.org but which now has a new domain at www.silverspringscommunities.com.
- 10) **Prioritize Projects:** The MHOA budget and reserve [\$80,000 to \$120,000] prior to assigning priorities on Community projects.
- 11) **Lake Resolutions:** Restrict use of fireworks. During the summer of 2008 a couple boys who live next to the Park set off fireworks at one o'clock in the morning startling a number of lake shore owners and leaving char marks on the beach. A motion was passed to prohibiting fireworks on MHOA owned or controlled property. Resolutions for Park hours and restriction on fireworks will be written and added to the Amended Bylaws.
- 12) **Property Survey Results:** Lake survey is completed and recorded. The Lake was surveyed when it was dredged c.1980; then it was surveyed again when it was transferred to the Silver Springs Water Company with an Enjoyment Easement; then it was surveyed again when it was transferred from the Silver Springs Water Company to Mountain Regional Water Company; then it was surveyed c.2004 when Mountain Regional Water Company transferred it to the MHOA. And now it has been surveyed again as part of "performing due diligence on MHOA property." This boundary survey was completed on the "Lakeshore" parcels R and J inclusive of the South Berm. Some encroachments by a couple NorthShore lots were identified on common areas along the dams, some other common areas, and by Silver Springs Lot 37 onto stream Parcel Q. The survey has been recorded.
- 13) **Dam Safety Survey:** The board is waiting for the dam engineer report. The draft has been distributed. The Dam Advisory Committee will meet on Monday, October 5, 2009 at 6:30 PM to review it.
- 14) **MHOA Property Use Regulations:** Noland has been reviewing the rules and regulations. He wants to produce resolutions to be voted on by the General Membership.
- 15) **Lakes Emergency Action Plan:** Has been updated from 2005 and filed with the State. It is a predetermined plan of action to be taken to reduce the potential for loss of life and property damage in an area affected by a dam break. See R655-10-7C. Operation.

Emergency Action Plan for Silver Springs No. 1 (Silver Willow Lake)

<http://www.waterrights.utah.gov/cgi-bin/docview.exe?Folder=DAMEAPLN00180&Title=Emergency>

Emergency Action Plan for Silver Springs No. 2 (Silver Willow Pond)

<http://www.waterrights.utah.gov/cgi-bin/docview.exe?Folder=DAMEAPLN00560&Title=Emergency>

- 16) **NorthShore Entrance:** Bark to cover black plastic will cost approx. \$300. NorthShore Manager will bring a plan for the upcoming 2010 Budget.



New Business:

- a) **Annual Budget Planning Procedure:** A number of meetings have been needed in the past to approve the MHOA Annual budget. The Budget is supposed to be passed by the General Membership before December of each year in order to send authorized invoices in January. The next meeting will cover budget submissions in detail.
- b) **Drainage Easements Cleared of Weeds:** Noland asked Meadow Wild and NorthShore if they were going to clean out the cattails from the drainage easements that are part of their subdivisions. They deferred to the MHOA as it is their responsibility to clean out these common areas. MHOA [“Wetlands Tract B WA” Parcel](#) in NorthShore. The stream in the photo below used to be part of the migration of fish in the Silver Springs streams and ponds. Now it is clogged with cattails.



- c) **Resolutions:** Noland is working on defining the voting requirements for MHOA board business. See [MHOA Bylaws](#).

Association Member Comments: (3 minutes each)

-Julia Loughlin asked that the MHOA board treat each other fairly and equally; she does not like the tiered system being considered for assessing the lakefront owners more dues for lake expenses.

-Gaylynn Mooney asked the board to educate and inform the lakefront owners regarding the dams and the easements. (See <http://www.silverspringscommunity.com/lakes-in-silver-springs/> for that information.) She also requested that we treat the lakefront owner properties with respect while

the board and various contractors are taking tours along the enjoyment easement, etc. She hopes that the homeowner is part of the process and solution for the dam maintenance work.

-Janet Goldstein Fuller was upset about the poor communication regarding meetings, the schedule changes too much and needs to be posted on the www.silverspringscommunity.com website. She was really upset, as were many other homeowners, about the park trees and bushes being removed or excessively trimmed; Janet also stated she did not understand her easements on her own property.

-A request was made that the MHOA board secretary maintain a list of the thirteen subdivision HOA elections as designated in each of the subdivision CCRs, the date of their election to office and the term of each elected president so that the MHOA board has current and legitimate representatives on its board. (MHOA subdivisions have individual pages and links to their CCRs posted at www.silverspringscommunity.com)

See MHOA Bylaws: Article VII. MHOA OFFICERS AND THEIR DUTIES:

Section 10. Secretary. The Secretary shall record the votes and keep the minutes of the meetings and proceedings of the Board and of the Members; have charge of the corporate books and papers as the Board of Trustees may direct; keep the corporate seal and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the Members; keep appropriate current records listing the names and addresses of the Members; and shall perform such other duties as required by the Board.

Next MHOA meeting will be on Tuesday, October 20, 2009 at [St. Luke's](#) at 6:30 PM.

All present were in favor to adjourn at 8:50 PM

An Annual MHOA Meeting is proposed for November 3, 2009 upon proper notification of all General Members.

Silver Springs Master Homeowners Association Board Meeting Minutes are the property of the Association Members. In this manner the Board is held accountable for their actions. The Association Members hold the right of free access, perusal, and use of these documents and chose to do so at the Member website at www.silverspringscommunity.com.