

NORTHSHORE HOA
ANNUAL MEETING
October 14, 2009
6:30 P.M.

1. The meeting was called to order with the following board members in attendance:

Jane Washington
Glen Lent
Linda Bowman
Lesley Christoph

2. Quorum – A quorum was established with 34 proxies and 18 owners in attendance.
3. Introductions - Glen Lent, President, introduced the other board members and the HOA manager, Brenda Lake.
4. Board of Trustees Election – Glen asked for five volunteers to serve on the board. Gay Lynn Mooney, Michael Spencer, Kathy Higginson, Janice Picillo and Warren Pretorius all volunteered. Since there were only five candidates, all five will serve on the board. The Architectural Committee will continue to have the same members - Karen Krapcho, Jon Pierce and Erin Quill.
5. Treasurer's Report – Jane Washington gave this report.
 - a. Financial report. Jane Washington was thanked for working the past two years to bring all owners up to date in paying their annual dues. She reviewed the financial report and proposed budget (attachment 1) and it was approved unanimously by the owners in attendance.
 - b. Corporate and Tax Status. Jane Washington went back and filed the past tax returns and was then able to renew the Association's corporate status.
6. CC&R Enforcement – Linda Bowman discussed the following.
 - a. Overnight Parking and Storage of Vehicles – Stored vehicles must be kept from the general public's view.
 - b. Winter Parking – No street parking is allowed between November 1 and May 1 by Summit County ordinance.
 - c. Landscaping – Properties must be kept weed free and the grass has to be cut.
 - d. Line of sight – Property owner must make sure that cars can travel safely through intersections by keeping tall vegetation back from the curb.

- e. There was some discussion about storage sheds. They are allowed in Northshore with some restrictions. A member in attendance commented that he thought that Summit County was looking into changing the zoning regulations to allow sheds up to the property line.
7. Swaner Access Trail – Glen Lent worked on trying to get the neighbors in Ranch Place to allow the installation of a trail through the Ranch Place open space for access to the Willow Creek Trail. At the last Northshore Annual meeting, there was a consensus that this trail was desired by Northshore residents. Glen met with the Corps of Engineers and they were ok with the proposed trail. In addition, Glen spoke to the Ranch Place neighbors along the proposed trail route personally but one in particular was opposed. In the end, the Ranch Place board wouldn't agree to the trail.
8. Architectural Guidelines – Karen Kraphco Reid reported that most architectural reviews during the last year dealt with improvements to homes, paint colors, and roofing materials.
- a. Storage Sheds - Northshore homeowners are allowed storage sheds. Line of sight is one consideration in shed placement.
 - b. Landscaping Improvements. Landscaping improvements are supposed to be reviewed by the Architectural Committee. Summit County also has its own ordinances that have to be followed for storage shed installations.
 - c. Driveways should also be reviewed by the Architectural Review Committee.
9. Silver springs Master Association – Bill Noland, President, of the Silver Springs Master Association spoke to the group.
- a. What is the Master Association? The Silver Springs Master Association (SSMA) was formed in 1989 by the developer to own and manage common areas such as the lakes (big and little), tennis courts, the Lake Park, and the south berm along Highway 224 (150 yards from the Northshore entrance to the Blue Roof). SSMA is a non-profit corporation just like any other HOA. Twelve homeowners associations are equal members in the Masters having one vote per association. There are now nine common area parcels owned and managed by the SSMA. The additional parcels deeded to the SSMA were the north berm along Highway 224 (opposite the water pump to the Northshore entrance), two wetlands parcels in Northshore, and an inlet parcel on the big lake. There are 504 members in the Silver Springs Master Association. Someone asked who manages the Masters Association. Bill reported that Robyn is the SSMA Secretary/Treasurer and manages the Association in a paid position.
 - b. Where does the SSMA money go? The Northshore residents pay \$175 per year per lot to the SSMA. In the past, the SSMA was able to put \$23,000 per year in reserve for

future use. The SSMA is in the process of determining a reserve budget. Someone asked if bids were received for work done by the Master Association and Bill reported that bids were received for some specific one-time issues that came up this year. The money collected by the SSMA was adequate until the lakes were acquired in 2004. In addition to the lake maintenance, the SSMA maintains the street lights and the Lake Parks, and tennis courts. This year a gate was installed on the peninsula into the big lake to keep people from dumping there.

c. Lake Maintenance. In 2004, when the lakes were turned over to the SSMA by Mountain Regional, \$34,000 was given to the SSMA to remedy the known maintenance issues. The SSMA has spent \$180,000 over a three-year period for maintenance including repairing the deficient drains in the large lake. The \$180,000 spent also included the cost to remove twelve thousand pounds of dead fish, install aeration equipment and other lake treatments to improve water quality. This work was done because the big lake was physically “dying” and one drain was within a year of failing. The depth of the maintenance problems was unknown when the Master’s took over the lakes. The drains and valves were leaking causing water from the bottom of the lakes to go through the drains out of the lake and down the drainage/creek. This caused the drainages to smell because of the rotting vegetation on the bottom of the lake. The state sank cameras down those drainage pipes and saw they were failing. The replaced drains and valves should last for many, many years and will not deteriorate because of the materials used. The other two drains in the little lake must be replaced next year at a cost of \$110,000. The Master Association currently has enough money to complete this little lake drain work. The Little lake drain project will use more plastic than concrete making the drains last longer.

d. Dams.

i. Background. The Silver Springs lakes are formed by compacted, earthen dams. The dams were built without state approval or inspection. None of the dams have been maintained for 30 years since they were built. These dams are medium hazard dams and this is determined by the amount of property damage that could occur if a dam fails. The SSMA actually owns the property on which the dams are located. It was noted that the dams’ liability Insurance has been increased. The State has recently inspected the dams and issued a report to the SSMA. The SSMA is now reviewing the report, working with the state and trying to understand all the issues associated with it. Once this is done, then the cost to do the work required to bring the dams up to the State’s standards can be determined. However, the work required is expected to be more than the funds available. The SSMA will try to define what has to be done and prioritize the projects. The SSMA wants to prevent potential damage from dam failure. In

the past, there were letters about dam maintenance sent to Mountain Regional and Silver Springs Water. The agreement signed by the SSMA when the lakes were turned over to the SSMA state that the County (Mountain Regional is a county entity) is held harmless. Mountain Regional does own the water in the lakes for consumption and fire fighting. There was a discussion about how there is value to the County to keep the lakes maintained and that they should perhaps share the burden of the costs to maintain them. A meeting attendee asked if any owners were willing to volunteer to meet with the county about the vested interest they have in the lake and discuss the possibility of the County contributing to their maintenance. There were no volunteers.

- ii. Threats to the Dams. There are several major threats to dams. One is compromising the dam profile. There are no house structures threatening the dam profile. The second threat is vegetation below the ground like roots that break up the compaction of the dam. The root systems can make tunnels in the dam that water can flow through. Water seeking vegetation such as willows, cottonwoods and aspen are the biggest concern. An earthquake is what would cause damage to the dam weakened by vegetation. Another concern is burrowing animals that like to live in the grassy habitat around the lake. The last concern is weight on the dam. The SSMA will review the status of every lot on the dams around the lake. Each one is different. The State dam inspectors have given the SSMA a prioritized list of items to be taken care of. Most of the major dam issues are on property owned by the Master Association so resolving them is the Mater Association's responsibility. If the homeowner installed a structure on the dam in the past and that structure is considered a problem by the state dam inspector, the SSMA may try to recover the cost of removing it from the owner. Many details have to be worked out in bringing the dams up to State standards.

e. Other Lake Issues.

- i. Friends of the Lakes – Gaylynn Mooney spoke about forming a “Friends of the Lakes” organization to help raise money to improve the condition of the lakes. This could include putting more trout in the lake to eat the leeches. The SSMA is trying to regain the trout population. In the short term leeches can be caught with steak or liver on a string put into the lakes.
- ii. Reclaiming Park Space. A lot of willows and grass around the big lake park were removed to open up the lakes.
- iii. Private Enjoyment Easement. Northshore and Southshore lake front owners have a private enjoyment easement (originally signed by Silver Springs Water) that means these owners have an easement from their property over the SSMA

owned property to the water. Because of this easement, no trail can be installed on the SSMA owned property around the lake.

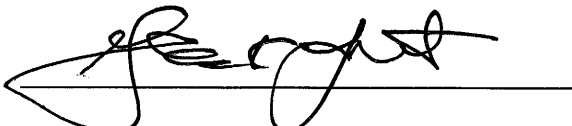
- iv. Access to the Lakes. Someone commented that the owners around the Little Lake try to limit access to it. Bill Noland stated that the owners around the lakes cannot keep people off the lakes if they access them from the parks.

10. New Business. The Silver Springs Drive sign on Highway 224 needs to be replaced as you are coming from Park City. UDOT needs to be contacted about replacing the sign. The Master Association's website is www.Silverspringshoas.com.

11. Meeting adjourned at 9 p.m.

THESE MINUTES WERE TAKEN BY HOA MANAGER, BRENDA LAKE.

APPROVED


NAME

11/19/09
DATE