



**Silver Springs Master Homeowners Association
Board of Trustees Meeting Minutes
January 12, 2010 St. Luke's Episcopal Church**

Verify Quorum:

- | | |
|---|------------------------------------|
| 1) Meadow Spring (MW)..... | Whit Logan |
| 2) Meadow Wild Condos (MW)..... | Rosemary Craighill |
| 3) NorthShore (NSS-A & B)..... | Gaylynn Mooney (lake view) |
| 4) Park Place (SOS-B)..... | Jeff Nielsen – nominee (lake view) |
| 5) Ptarmigan (PTAR)..... | Allen Durfee |
| 6) Quail Meadows (QM)..... | Anthony Sands |
| 7) Quail Meadows (QMTH)..... | Tracy Phillips |
| 8) Silver Meadows (SLTM)..... | Phil Tisovec |
| 9) Silver Springs (SLS)/Little Lake (LLSS)..... | Gunter and Noland? |
| 10) SouthShore (SOS- A & C)..... | Steve LoRe (lake view) |
| 11) The Springs..... | Bill Rusconi |
| 12) Willowbend East (SST)..... | Isa Wright |
| 13) Willowbend West (WBW)..... | Mark Rasmussen |

Verify Quorum: 1) Jeff Nielsen (nominee from Park Place, lake view owner), 2) Bill Gunter (SSSFHOA), 3) Steve LoRe (SouthShore, lake view owner), 4) Gaylynn Mooney (NorthShore nominee, lake view owner), 5) Whit Logan (Meadow Spring, possible non-owner/non-resident?).

Absent: 1) Anthony Sands (Quail Meadows), 2) Phil Tisovec (Silver Meadows), 3) Rosemary Craighill (Meadow Wild), 4) Isa Wright (Willowbend East), 5) Mark Rasmussen (Willowbend West, non-resident), 6) Jane Hamilton (Park Place).

Resigned Members: 1) The Springs, 2) Ptarmigan, 3) Quail Meadows Townhomes.

Guests: Bill Noland (SSSFHOA), Robyn Bailey (MA manager), Leslie Carriel (SSSFHOA-lake view owner), Brenda Lake (Willowbend East, manager), Julia Loughlin (SSSFHOA, lake view owner)

Meeting Called to Order: 6:43p.m.

Approve Previous Meeting Minutes: Jeff motioned to approve the December 8, 2009 minutes. Gunter (is he a legitimate member of this board?)seconded the motion. All were in favor. The minutes will be posted on the website.

VOTE TALLY

1-Meadow Springs	Y
2-Meadow Wild	
3-NorthShore	Y
4-Park Place	M-Y
5-Quail Meadows Condos	
6-Silver Meadows	
7-SSSF	S-Y
8-SouthShore	Y
9- Willowbend East	Y
10-Willowbend West	Y

1) **Membership Comments:** Bill Noland is not an elected member of any Silver Springs subdivision board and is therefore not eligible to serve as an officer, much less as president of the MHOA board. Will there be elections for this year's MHOA officers (the secretary-treasurer position is also vacant), at the February 9, 2010 Annual Meeting. No reply. There are a number of subdivision presidents who have missed more than three board meetings and therefore are no longer eligible to serve as trustees on the MHOA board; will these individuals be replaced with new, elected subdivision officers? There is no mention of this situation in the minutes for over a year. No reply.

2) Committee Reports

a) **Lakes** – Winter Access/Use Reminder

b) **Dams – Big Lake Drain Repair:** Cross Marine has placed an aeration system around the drain structure which will prevent ice buildup. We are currently using an electrical connection from Julia Loughlin's house. The Association will reimburse her for the power used to run the system. The pump and the line will need to be stored in the summer. Brenda asked if there was a cost to this unexpected repair. Bill Noland responded that it cost **\$8,000.00**. Les explained that ice is always a dangerous item; the ice movement is what caused this problem. The drain was properly engineered, however the weather changed so suddenly this problem could not have been anticipated.

c) **Cross Marine Bid:** Bill Noland is still pursuing real numbers for the little lake dam compaction. The bid Cross gave us was for the entire dam not the 50 feet that needs attention. Bill said that he is meeting with Rick Krebs (lake view owner) about a second opinion. He does this type of work so he is very familiar with estimating how much it costs.

3) Unfinished Business

a) **Tennis Court Title:** No update. Bill Noland asked do we want to have a lease or ownership. Bill Gunter said that we would want at least a 99-year lease. Ownership could change the amount of property taxes. Jeff said that it should be the Masters that should be in control of this property. Others want this [parcel to be returned to Meadow Wild/Meadow Spring who originally owned it](#). Bill Noland asked does everyone here think we should own the property out right or do we pursue a lease. It was agreed that we would look into a long term lease [unless the MHOA is dissolved]. The MA spent \$75,477.50 in 2007 to refurbish the MA court and the privately held Meadow Springs tennis court directly next to it.

And from 1992 to 2000 spent more than \$51,000 on the tennis court parcel. Whit Logan said he would get back with Kate Sattelmier and work up a proposal from the owning HOAs, Meadow Wild and Meadow Spring.

b) **Internal Audit:** Steve LoRe and Tracy Phillips are working on this project. Steve reported that the bank had signature authorizations wrong as well as the Association name. He had the records corrected. He now has access to the checking account on line but has not been able to access the savings account on line yet.

c) **Park Place Drain:** The easement agreement has not been signed by the Reko's. We have the right to have access to the property through the platted easement. The owners have asked for conditions, 6 days notice and we would be liable to replace vegetation. Our counsel advised that a separate easement is no longer needed. The Board agreed to not pursue a separate easement.

d) **Legal Expenditure Guideline Resolution:** Gaylynn made a motion to have legal expenditure guidelines. Bill Gunter asked that include a dollar amount before approval. Gaylynn said maybe it should include a time limit. Steve asked Bill Noland what is typical for the monthly legal help. Bill N. reported that most calls to the lawyer are a minute or two, at \$250 for 60 minutes. It is very difficult to monitor since they bill monthly and most calls require research. Gaylynn asked if it was possible to ask the lawyer if they can get an answer within a designated amount of time and money. Steve responded that if he was a lawyer he wouldn't agree to those terms. He explained that we are dealing with intricate problems at this point and how do we solve these problems with limits. Jeff said the board should clarify how at the October 2009 MHOA meeting the board voted not to spend legal money and yet members of the board did not follow the approved motion. Jeff said that you can ask your lawyer how much this project would cost without incurring a fee. Steve told the group that Noland has saved the Masters a lot of money by being organized, but that the organization has cost a lot of money as well. (Example: surveying the lake for the fourth time) Steve said he felt like the group is trying to put handcuffs on our president (or applying the will of the board trustees who represent the General Members). Gaylynn said that the intention was to approve all legal counsel and to approve the topics before our president seeks council. Legal fees will need to be defined. The board members should try to read the MHOA documents and use their best judgment to find answers as a board. Most other HOA boards do not use attorneys to answer every administration question. The board is elected to use their best efforts to follow the founding documents to administer their duties. Gaylynn and Bill G. will continue to work on the proposal.

e) **Budget:** Bill Noland, who is not an elected member of any Silver Springs board and therefore not eligible to serve as an officer on the MHOA board, asked that we remember that we need to come up with only a budget number at this meeting. [Now that we are in a recession it would be a good time to tighten belts and reduce the MHOA expenditures, at least to 2004 levels.] Gaylynn asked that we pass a normal budget and do a special assessment (which must be approved by 66 2/3% of the General Association Members). Steve was worried that to do two billings put twice as much work on individual HOAs, most which have only around 20 members. Brenda was concerned about each member subdivision HOA paying the collection costs this year. There are around 500 MHOA members, seven subdivisions have between 9 and 26 residential unit members, only three subdivisions have more. Bill N. said that indications were

that all 12 (10) HOAs would be included.

Steve went through the numbers on the budget again; he suggested that we move \$40,000.00 from checking to put in Operating Reserves. He also pointed out that the balance sheet doesn't reflect our property values (single family vs. condos vs. lake view lots). Steve (lake view owner) said that we have valuable assets that need to be maintained. Steve thought that many community members are not even aware of the property the Masters maintains. (90% do not ever use the lake, tennis courts, nor park). Les (lake view owner) reminded us that the \$32,000.00 was given to the Masters for the lake drains [and the General Members paid the balance of the \$145,000 plus the ever expanding annual costs to repair and maintain the lakes and their equipment].

Brenda said that Sun Peak doesn't show the acreage value on their balance sheet. Gaylynn (lake view owner) asked the board to put \$20,000.00 in reserve and split the lake costs. Bill Gunter suggested two bills, Steve (lake view owner) only wants one bill [hoping to disguise the actual cost to maintain the lakes used by 10% of the General Members].

Brenda (non-resident manager) motioned to take \$40,000.00 out of checking, \$7,395.14 from savings and \$14,000.00 from the lake reserve and put it towards our 2010 budget to reduce the cost. Bill Gunter seconded the motion. Discussion: Jeff Neilsen suggested to increase dues to \$195.00 and do a special assessment of \$155.00 Brenda restated the motion to move \$40,000.00 from checking, spend the \$7,395.14 in savings other and use \$14,000.00 from lake reserves. Les (lake view owner) said that would leave us with little in reserves. The motion failed by unanimous vote.

VOTE TALLY

1-Meadow Springs	N
2-Meadow Wild	N
3-NorthShore	N
4-Park Place	N
5-Quail Meadows Condos	
6-Silver Meadows	
7-SSSF	N
8-SouthShore	N
9- Willowbend East	Y
10-Willowbend West	N

Jeff proposed to leave \$51,000.00 and \$33,500.00 towards the budget. He said that it would work out to about \$175 in dues and \$175 in special assessment. Bill Gunter suggested not having them the same cost, because it could confuse members. Gaylynn made the motion to leave the reserve \$20,000.00 in checking and \$55,000.00 in reserve bringing the total down to \$179,872.00 instead of \$209,872.00. Jeff seconded the motion.

Brenda asked that the dues be \$175 and the assessment be \$182. Gaylynn modified the motion to include \$175 for dues and \$182 for the special assessment. Motion approved.

The structure of the assessments will be decided after the Feb 9, 2010 Member meeting.

[In 2004 before the man-made ponds were [transferred from Mountain Regional Water to the MHOA](#), without General Member vote approval, there were 13 member subdivisions and the annual assessment was \$75 per residential unit. Between 2005-2009 the MHOA assessment was \$175. The proposed assessment based on 12 subdivisions would have been \$357 but now with 10 subdivisions participating the assessment would increase to around \$379 or more. If more

subdivisions withdraw their membership this assessment to Members will increase. The 200%+ increase in assessments is for lake maintenance and for legal fee expenditures.]

VOTE TALLY

1-Meadow Springs	Y
2-Meadow Wild	Y
3-NorthShore	M-Y
4-Park Place	S-Y
5-Quail Meadows I	
6-Silver Meadows	Y
7-SSSF	Y
8-SouthShore	Y
9- Willowbend East	Y
10-Willowbend West	Y

- **Graduated (Tiered) Assessment Scale-** Steve asked if we wanted a tiered assessment like the one that occurred in 2005. At that time the 126 Condos were assessed \$180; 322 Single Family Homes were assessed \$225; the 59 lake view owners were assessed \$270. Jeff said that the dues are not tiered so the special assessment shouldn't be either. Others see the dues and the special assessment as the same thing since that is how the documents describe the MHOA income from the General Members. To be considered after the Feb 9 meeting.

- **Assessment Procedures Resolution:** Bill N. described the reasons why he thinks the MHOA needs this resolution. Brenda asked who is a member of the HOA that it needs clarification. Jeff would like to see the resolutions in the Bylaws; he suggested we continue the assessment process which the Association has used to date until the new procedures are adopted. Steve emphasized that it is important to know who is really on the hook for assessments and dues. He believes that to have something in writing is very important; however he will have to take this resolution to his board for approval. Brenda made the motion to have an attorney to look at this document to see if it is a good idea. Gaylynn seconded the motion. Jeff also wanted to know if it is important. Bill will have them look at it. [Basically, these individuals are asking again for an attorney to look over and make decisions that they are elected to make. So why do we need a MHOA board?]

VOTE TALLY

1-Meadow Springs 19 SF	Y
2-Meadow Wild 14 Condos	Y
3-NorthShore 90 SF	S-Y
4-Park Place 13 SF	Y
5-Quail Meadows 18 Condos	
6-Silver Meadows 18 Townhomes	
7-Silver Springs 189 SF	Y
8-SouthShore 67 SF	Y
9- Willowbend East 22 Condos	Y
10-Willowbend West 26 Condos	Y

f) **February 9, 2010 Annual Member Meeting Planning:**

- Format: Bill asked how we wanted the meeting to go. He suggested that we give an introduction of the [HOA's](#), [History of the MHOA](#), [Common Area Parcels](#), and when we acquired them, [budget](#), and [lakes](#). Jeff asked how we could keep the meeting to an hour. Gaylynn suggested that they use the Gym at PPES instead of the lunchroom since they have a microphone and screen. We will make postcards and door hangers to announce the meeting.

- Presentations: Volunteer Bill N. will present the history, properties, and lakes. Les said he would be happy to answer questions about the lakes. Steve LoRe volunteered to present the [budget](#). He will summarize the amounts and have a full budget that can be handed out. Gaylynn will give an update on the chemicals she applies to the lakes and work necessary to keep the vegetation under control. Julia said she has a form for questions that will allow the Board to more easily control the flow of the meeting.

- Counsel Present: Noland asked if we should have a lawyer present. It was agreed that no counsel was needed for this informational meeting.

New Business:

a) **Rules & Regulations Draft**: It was agreed that the draft should not be posted on the web site. Steve asked that the board reconsider to have the rules and regulations people to meet now instead of waiting until April to meet. Steve made a motion to rescind the previous vote to have the group meet in April. Motion carried. Steve motioned to have the group start before the end of February 2010. The group is to provide community input to the Board on rules that limit the liability to the community and regulate the use of Association property. Motion carried. Or the board could read the already existing documents and apply those rules. Amendments to these documents to be voted on at the Annual General Membership meeting. The Rules and Regulation document only adds another layer of administration guidelines that can also be ignored. Keep it simple and clear.

VOTE TALLY

1-Meadow Springs	Y
2-Meadow Wild	N
3-NorthShore	N
4-Park Place	Y
5-Quail Meadows I	
6-Silver Meadows	
7-SSSF	Y
8-SouthShore	M-Y
9- Willowbend East	Y
10-Willowbend West	Y

b) **Lake Front Possibilities**: Gaylynn (lake view owner) had a few ideas for the Masters concerning the lake view properties. She said since it is late she will present them at the next meeting. There is a rather large contingent of residents who would like the large lake drained and developed into a 20.84 acre Park, which would be contiguous to the 2.01 acre Park and Parcel R.

Confirm Next Meeting: We will meet Feb 9 at Parley's Park Elementary School for the member meeting. Robyn will call Becky to reserve St. Luke's Episcopal Church for a follow up meeting on February 16, 2010.

Adjourn 10:40 p.m.