



**Silver Springs Master Homeowner's Association
Board of Trustees Meeting,
July 13, 2010, St. Luke's Church 6:30 to 10:20 p.m.**

1) **Confirm Quorum:** Ray MacKowan (Willowbend East), Gaylynn Mooney (Northshore), Tim Sattlemeier (Silver Meadows), Jeff Nelson (Park Place), Whit Logan (Meadow Springs), Steve Lo Re (Southshore), Chet Chmielewski (Ptarmigan), Les Carriel (Meadow Wild), Anthony Sands (Quail Meadows)

Absent: Willowbend West (Mark Rasmussen, Willowbend East (Ray MacKowan or Isa Wright), SSSFHOA - (only elected trustees can hold proxies)

Not Present non-members: Tracy Phillips (Quail Meadows II), Bill Rusconi (The Springs), and the four Quail Meadows Road homeowners

Guests: Bill Noland (non-elected acting SSSFHOA nominee); Richard Krebs, Robyn Bailey –“Manager”, SSMA attorney Ted Barnes.

2) **Meeting to Order:** 6:40 p.m.

3) **Approve June Minutes:** Jeff Nielson motioned to approve the June 8, 2010 minutes Gaylynn Mooney seconded the motion. Minutes were approved.

VOTE TALLY	
1-Meadow Spring 19 SF	Y
2-Meadow Wild 14 Condos	Y
3-NorthShore 90 SF	S Y
4-Park Place 13 SF	M Y
5- Ptarmigan 20 Condos	Y
6- Quail Meadows 18 Condos	Y
7-Silver Meadows 18 Townhomes	Y
8-Silver Springs 189 SF	Y
9-SouthShore 67 SF	Y
10- Willowbend East 22 Condos	A
11-Willowbend West 26 Condos	A

4) **Review Easements and Restrictions on Association Property:** Ted Barnes addressed the board. He said his job is not to address policy, but to advise the board and guide the board. He spoke primarily about property rights. [\$250 an hour. More waste of Association money.]

5) **Property Use Rules Resolution:** A motion was made that no fireworks be allowed on common property. The Bailey boys had set fireworks off from the Park last summer at around 1 a.m. and upset some lake front property owners. Scorch marks were discovered on the park lawn the next morning. Motion passed.

VOTE TALLY	
1-Meadow Spring 19 SF	Y
2-Meadow Wild 14 Condos	Y
3-NorthShore 90 SF	N
4-Park Place 13 SF	N
5- Ptarmigan 20 Condos	Y
6- Quail Meadows 18 Condos	N
7-Silver Meadows 18 Townhomes	Y
8-Silver Springs 189 SF	M Y
9-SouthShore 67 SF	S Y
10- Willowbend East 22 Condos	A
11-Willowbend West 26 Condos	A

The board discussed park hours. Jeff took pictures of several park areas in the Salt Lake area and around town. Gaylynn suggested closing the parks at dark. Jeff suggested having the parks open from dawn to 10:00pm. A motion was made that the parks be open from dawn to 10:00 p.m.. Motion carried. How this was going to be monitored or enforced was not discussed.

VOTE TALLY	
1-Meadow Spring 19 SF	Y
2-Meadow Wild 14 Condos	Y
3-NorthShore 90 SF	Y
4-Park Place 13 SF	Y
5- Ptarmigan 20 Condos	S Y
6- Quail Meadows 18 Condos	N
7-Silver Meadows 18 Townhomes	Y
8-Silver Springs 189 SF	M Y
9-SouthShore 67 SF	Y
10- Willowbend East 22 Condos	A
11-Willowbend West 26 Condos	A

A motion was made that there be no time use limit on the privileged lake front property adjacent or belonging to lake front property owners. Motion passed.

VOTE TALLY	
1-Meadow Spring 19 SF	Y
2-Meadow Wild 14 Condos	Y
3-NorthShore 90 SF	S Y
4-Park Place 13 SF	M Y
5- Ptarmigan 20 Condos	Y
6- Quail Meadows 18 Condos	Y
7-Silver Meadows 18 Townhomes	Y
8-Silver Springs 189 SF	M Y
9-SouthShore 67 SF	S Y
10- Willowbend East 22 Condos	A
11-Willowbend West 26 Condos	A

Bill asked if the board wanted to allow storage of boats on the lakeshore property over which the Private Enjoyment Easement applies. Limit property use to a certain group of

people. We are obligated to look at this from every homeowner's point of view. Gaylynn made the motion that only adjacent property owners may securely store boats or water equipment. After further discussion, Gaylynn amended her motion to read that the Association reserves the right to approve/deny storage of water craft, and that all such equipment must be secured. Motion passed

VOTE TALLY	
1-Meadow Spring 19 SF	Y
2-Meadow Wild 14 Condos	Y
3-NorthShore 90 SF	M Y
4-Park Place 13 SF	S Y
5- Ptarmigan 20 Condos	Y
6- Quail Meadows 18 Condos	Y
7-Silver Meadows 18 Townhomes	Y
8-Silver Springs 189 SF	Y
9-SouthShore 67 SF	Y
10- Willowbend East 22 Condos	A
11-Willowbend West 26 Condos	A

Les motioned that we add "Lake hazards exists it is not recommended to use lakes after 10:00p.m." Signage will not be used in front of lake view owners' properties, each homeowner will be notified. Motion passed. Untenable as it stands.

VOTE TALLY	
1-Meadow Spring 19 SF	Y
2-Meadow Wild 14 Condos	M Y
3-NorthShore 90 SF	S Y
4-Park Place 13 SF	Y
5- Ptarmigan 20 Condos	Y
6- Quail Meadows 18 Condos	Y
7-Silver Meadows 18 Townhomes	Y
8-Silver Springs 189 SF	Y
9-SouthShore 67 SF	Y
10- Willowbend East 22 Condos	A
11-Willowbend West 26 Condos	A

A motion to include "When ice is present hazards exist, use is not recommended". Motion passed.

VOTE TALLY	
1-Meadow Spring 19 SF	Y
2-Meadow Wild 14 Condos	Y
3-NorthShore 90 SF	Y
4-Park Place 13 SF	S Y
5- Ptarmigan 20 Condos	Y
6- Quail Meadows 18 Condos	Y
7-Silver Meadows 18 Townhomes	M Y
8-Silver Springs 189 SF	Y
9-SouthShore 67 SF	Y
10- Willowbend East 22 Condos	A
11-Willowbend West 26 Condos	A

The question of fires on Association property was raised. Do we want fire to be permitted on Master property? Steve suggested that if people want to have fires they need to indemnify the Association. A motion to not permit fires on Master property failed for lack of a second. A motion was entered that fires must be contained and in accordance with county law. Steve added that there be a hold harmless agreement. Fires are allowed in grills. Jeff modified the motion to include that contained fires are permitted with written approval which indemnifies the Association. Motion passed. No discussion on how to enforce and monitor this activity.

VOTE TALLY	
1-Meadow Spring 19 SF	Y
2-Meadow Wild 14 Condos	Y
3-NorthShore 90 SF	Y
4-Park Place 13 SF	M Y
5- Ptarmigan 20 Condos	Y
6- Quail Meadows 18 Condos	Y
7-Silver Meadows 18 Townhomes	S Y
8-Silver Springs 189 SF	Y
9-SouthShore 67 SF	Y
10- Willowbend East 22 Condos	A
11-Willowbend West 26 Condos	A

The new draft of the lake view committees suggested Rules and Regulations for use of the Common Areas (the perimeter of the large lake) will be reviewed by our counsel then presented for final approval at the next meeting. Item Continued.

6) Small Pond: Whit asked that the small pond be included in our drainage upkeep. The Silver Minnow Pond belongs to Silver Meadows subdivision and is recorded in their Common Area plat. Whit's house is situated facing this small retention pond. Gaylynn will bring a proposal for what she thinks needs to be done. Item Continued.

7) Standing Committee Reports

a) Treasurer: By July 31, there needs to be at least partial payments with interest on any balances starting Aug. 1. Jeff will send out a formal request through the internet. The board did not discuss remedying their illegitimate request by asking for a vote of the community property owners as outlined in the SSMA Bylaws and the individual subdivisions' CCRs. Item Continued.

b) Big Lake – Dock – Dam Profile in NE Corner: No report. Item Continued. See dam location at <http://www.silverspringscommunity.com/wp-content/uploads/trail-construction2005-11.jpg>

c) Little Lake – Vegetation – Drains – Dam Repairs: Greenleaf has completed the little lake dam vegetation removal. Brad Bailey does the work, Robyn Bailey writes the checks to pay him. Bill Noland hired Bryant Lo Re to clean the small lakes drains, the board asked that Greenleaf give them a bid for next meeting. Rick Krebs reported that he has experience with this type of work and knows many contractors so he is getting additional bids. The engineer will define the scope of the work. Item Continued.

d) Tennis Courts – Lock: Robyn has looked into the lock complaints and found that the hinge posts were misaligned, and a spring needs to be welded. She will get it fixed. Item Continued.

e) Other Common Area Properties: No report

8) Unfinished Business

a) Internal Audit: Steve and Tracy finished their report and passed out a packet to all board members to look through. They found no material defects in the deposits, check writing and record keeping. They have a few recommendations that they will review with the board at a later date. [2003-2009 Unofficial Audit Report](#). Item Continued.

b) Expenditure Guidelines Resolution: Continued to next meeting.

c) Reserve Study Proposal: Les Carriel received a bid for \$950.00. Bill N. will look into getting more bids. Item Continued.

d) Committee on West Berm Enhancement: We are starting the process and have a few names, Michael J. West, Whit & Karen Reid. Item continued.

e) Water Rights vs. Maintenance of Infrastructure: Bill stated that he talked with the 1990 water attorney Craig Smith about the language from the lake agreement. Smith's opinion is that the drainages the Association is responsible for are the water coming from Spring Creek Springs past the Blue Roof, down through the west side of SouthShore into the small lake. The drainage that comes into the small lake from the Willow Creek diversion on the east side of SouthShore is not the Association's responsibility. Who's responsibility are they then? Can we bank on this opinion? Item Continued.

9) New Business

a) Association Structure Proposal and Community Group Survey Ballot Results: Clay Archer was at last given the floor after 10:20 p.m. He delivered the 212 Community Group Member survey ballots and copies of the tallied results. The group had been sitting for nearly four hours. It was mutually agreed that the Community Group presentation would be given at the next board meeting. Item Continued.

b) New Documents: Les Carriel asked that we focus on new documents. Bill said that this is a top concern that will be addressed at another time. Item Continued.

c) Open Member Comments to Board:

10) Confirm Next Meeting: Aug 10, 2010 6:30 St. Luke's

11) Adjourn 10:35p.m.

Note: The following continued agenda items are held in an open status but not addressed due to inactivity or no progress to report:

- Dues Working Group
- Tennis Court Title – Meadow Springs continues to stonewall the issue.
- Assessment Procedures Resolution – Bylaws contain procedure.
 - Northshore Entrance Landscaping -- use of new bark is all that is needed.

