

Silver Springs Single Family HOA

Board Meeting Minutes

July 1, 2014

The meeting was called to order at the St. Lukes Church, Park City, Utah at 6:35 PM. In attendance from the board were Bill Gunter, Rick Hovey, Paul Stangeland, Rose Carriel, Mari Dougherty, Robin Bailey and Steven Fassett. Also present were Bill Noland as the Silver Springs Master Association representative and Tim Jones representing PMA.

Also present were Ryan Connelly and Robert Rosing from Morris & Sperry. Ryan has been working on the fine structure and the violation rewrite. Robert is local to Park City and is attending meetings to get to know the community.

The discussion that will follow as an open meeting with owners will be to discuss the proposed Fines and Enforcement document. Owners will be able to speak for a limit of 5 minutes and must stay on subject. A written comment form is also being provided in case anyone does not wish to speak in public. The form must be signed by the owner.

The meeting was called to order at 6:30pm. Owners present were Frank Weinrauch, Tim Dougherty, Richard Callahan, Gail McBride, Craig Watson, Kate Riggs and Bill Loughlin.

The minutes of the May and June board meeting were approved with minor changes.

Member Input Regarding Fines & Enforcement

The purpose of the document is a systematic and understandable approach to enforcing the CCR's that also fall within the Utah laws that govern community associations. Ryan and Robert represent Morris & Sperry who specialize in HOA and Condominium law. Ryan has prepared the fine document. He stated that the reason for rules within an association is to clarify the CCR's and also to cover areas that are not covered in the CCR's. The board may create and update rules, ratify them after an open meeting and without the vote of the members. After the

rules have been ratified, the members may have the rules rescinded by a vote of 51%. The rules should be easy to understand and the consequences for non-compliance clear. The rules do allow an-owner to request a hearing and present their arguments to the board.

PMA, the management company does a property tour each month and takes pictures to document any infractions. The members are then notified via a letter. Any member may also report a violation and PMA would then attempt to verify the infraction. The members' names are kept confidential. If a member of the board reported a violation, then they would have to recuse themselves from any hearing. In order to properly enforce rules there has to be a fine attached to the violation otherwise there would not be a consequence or reason to comply. All rules and the CCR's must be enforced equally to all members. While most of the members are compliant, a few non-compliant members can bring down the values and disturb a normally harmonious neighborhood. The goal is to keep the number of non-compliant members below a certain level.

The 48 hour notice to remedy a violation can be flexible. If someone is on vacation, the board can make allowances upon request and extend the time to remedy.

The use of recreational equipment was discussed by the board and those present at the meeting. The equipment is ideally to be used in a back yard, out of sight. Equipment that is used in the front yard or otherwise visible from the road should be returned to storage when not in use. These are items such a pitching nets and skate ramps that are not permanent fixtures.

The general consensus from members present was that the new document was acceptable.

A motion was made , seconded and approved by the full vote of the board to accept the document as presented. The document will be mailed to all members. The document will be in effect on August 1st.

CCR Compliance

The Compliance committee will review the violation report and walk the neighborhood to check that items have been resolved. They will report to PMA. PMA will send a report after each property tour.

Underdrain Report

Bill Noland reported that three firms were sent a RFP for underdrain exploratory work. Only one firm will be submitting a proposal.

Master Association Report

Bill Noland has attended his last Master Association meeting and Rick Hovey was appointed as the new representative to the Masters Association. The SSSFHOA board thanked Bill Noland for all his years of service. The rules for the properties that border the lakes were reviewed and there were no updates. They will be mailed out to the members. Bill will forward the proposal to the board that suggests hiring a manger to manage all the lakes and water functions. No action was taken by their board.

ARC Applications

A letter will be sent to Lot 49 to find out when he will be complete with construction. One application was presented to the ARC committee for deck and landscape work as well as painting.

Any Other Business

The annual summer party is on August 23rd from 4-8:30. A flyer will be sent with the new rules and fines document. The Master Association will contribute \$800.

Adjourn

A motion was made, seconded and approved to adjourn the meeting at 8:54PM.