

Silver Springs Single Family HOA

Board Meeting Minutes

December 2, 2014

The meeting was called to order at Rick Hovey's home, 1429 W. Meadows Connection, Park City, Utah at 6:30 PM. A quorum was established with 6 board members present: Rick Hovey, Rose Carriel, Mari Dougherty, Robyn Bailey, Paul Stangeland and Julia Loughlin. Also present was Bill Noland, Silver Springs member and Chairman of the Underdrain Committee. Also present were Kate Khaleel and Mark Buford representing PMA and Robert Rosing from Morris Sperry.

Recording of the meeting is not permissible.

A motion was made to approve the October 27, 2014 Board meeting minutes as amended. The motion was adopted.

A motion was made to approve the November 3, 2014 annual meeting minutes as amended. The motion was adopted.

Reports:

Underdrain Report: Bill Noland presented the report. The Alliance engineering estimate of proposed work on the underdrain system following completion of their discovery will be presented at the January Board meeting. Once this proposal has been reviewed, the Board can make decisions regarding the work planned for 2015. A special meeting to discuss the underdrain system with the members will be scheduled in January.

Election Debrief: Julia Loughlin presented the report. It was discussed the nominating committee and the election committee should be separated. This will be discussed with the new Board in January.

CCR Compliance: Rose Carriel presented the report. PMA does an inspection with Rose and Rose follows up a week later. The current focus has been on trash cans left in the street or stored where visible from the street. The camper topper that is stored at one residence will be allowed to remain until spring when proper fencing can be constructed. There are currently a few businesses being run from residences and they will be reported to the County.

Masters Report: Rick Hovey presented the report. The annual meeting will be held on December 4, 2014. The Master Association is considering issuing permits that must be displayed on any boat left on the lakeshore.

Budget Reports: Paul Stangeland presented the report. The underdrain legal expenses are over the budget. There are two accounts remaining with the attorney for collection. The operating account has a balance of \$41,153 as of December 1, 2014.

ARC Report: Rick Hovey announced that Keith Diaz Moore has agreed to serve on the ARC with Steve Fassett. Keith is a professor of architecture. He has also offered to have one of his spring 2015 classes' to work on a rewrite of the ARC rules as a class project. Rick also reported that there will be a special meeting with the architects for the Dittmer's proposed renovation project on December 16, 2014 at 5 - 6:30pm. The location has not been set as of this meeting. The ARC is currently waiting for Todd Evans to resubmit plans for his current renovation with the changes as discussed.

Discussions:

There will be five Board vacancies at the annual meeting in 2015. The number should be 4 but in past years, due to lack of volunteers, the election cycle has been skewed. This can be addressed in the governing document rewrite. Robert Rosing will email the rewrite questionnaire to Board before the January meeting. Each Board member should review the questions prior to the meeting.

The January Board meeting will be on Monday, January 12, 2014 at 6:30pm at the Carriel residence located at 5103 N. Silver Springs Road.

Rick Hovey would like to complete the newsletter so that it can be mailed with the January special meeting notice. Each Board member should submit their article to Rick as soon as possible.

A motion was made and adopted to adjourn the meeting at 8:55pm.