

Silver Springs Single Family HOA

Board Meeting

January 7, 2014

The meeting was called to order at the PMA conference room, 1912 Sidewinder Drive, Park city, Utah at 5:37PM.

In attendance from the current board were Bill Gunter, Rick Hovey, Paul Stangeland, Mari Dougherty, Steven Fassett, and Robin Bailey. Also present were Dwight Hibdon, Bill Noland, Ed Cody, Gary Milkis and Lyn Cier. Tim Jones, Toby Tolpinrud and Kate Khaleel were present representing PMA.

The approval of the December meeting minutes was discussed among member of the previous board who were present at the meeting. A motion was made, seconded and approved to accept the meeting minutes as presented.

Board and Committee Reports:

CCR Committee Report - Dwight Hibdon: There are several outstanding violations from 2013 that will be turned over to PMA as the new property manager to follow up with and report back to the new board. These issues include:

- 1461 Fletcher Court – on going yard issues
- 1473 Meadows Connection – general disrepair
- 4925 E Meadows Drive – yard issues
- 5154 E Meadows Dr – patio heater, garbage cans left out
- 4977 E Meadows Drive – items in yard and trampoline

Dwight reported that in conversation with the legal counsel it was recommended that the trampoline rules be rewritten. Legal counsel also reminded the HOA that if rules are not enforced across the board, then they become impossible to enforce.

Underdrainment Committee – Bill Noland: A large aerial map was presented with the known drainage lines marked out on the map. There was a second copy that needs to have the drains marked on and then this will be presented to PMA. The drains were cleaned last spring and should only require cleaning on a two year cycle. Bill will conduct an orientation for the new board and PMA about the drainage system and will schedule a walk around in the spring. Bill will continue to be the point person for drainage issues. A reminder letter needs to be sent to all owners when the annual assessments are mailed not to plant or improve their property over the underdrainment areas.

ARC Committee – Steven Fassett: There is one outstanding issue regarding paint colors where an owner painted his house in grey and white even though he had attended several meetings and was not approved to use these colors. He went ahead and painted them without approval. The CCR's state that the colors must be earth tones. This is a subjective statement depending on what a person felt was an earth tone. The guidelines are in need of review and possible rewrite.

There is one trampoline that is in a front yard and buried that was approved as a variance. Otherwise the rules state that trampolines may not be in the front yard and may not be visible from the street.

Master Association Report – Bill Noland: The Master Association currently has excess funds due to the settlement payment of costs for the recent lawsuit forcing Quail Meadows Townhomes to join the MA. The current maintenance issues are the tennis court fence is in need of painting and the lake parking lot needs work. Funds do need to be set aside for a damn reserve. They are also rewriting the By-Laws in May. The Master Association board will be working on dividing the reserve funds to allocate to specific projects. The quarter million dollars could be used to build a clubhouse meeting room at the park thereby benefiting all 500+ community property owners,

The budget will be presented at the meeting next week. Bill Gunter, Bill Noland and Rick Hovey will attend the meeting. The board will write a letter to the Master Association giving Bill Noland the authority to vote on behalf of SSSFHOA at future meetings.

Budget Report: The budget will be drafted by PMA once they have the figure from the Master Association and presented to the board for the February meeting.

PMA Management Transfer:

PMA presented a letter that they would like to send to the ownership regarding the contracting of PMA to manage SSSFHOA. It was suggested to add that PMA is the first point of contact for all issues. A summary of the items that required ARC approval will also be added. The word 'new' will be removed and the line will just read 'their property manager' instead. Tim Jones email will be added to the letter.

Toby Tolpinrud, President of PMA, explained the management process and that PMA looks forward to working with the Association. PMA will field all of the complaints and work with the board and legal to make sure that the rules of the Association are enforced. This will remove the neighbor vs. neighbor issues. She also explained the importance of communicating with the owners of the properties vs. the tenants. PMA will communicate all issues to the owners who are ultimately responsible for the condition of their property. PMA will also start a follow up on all current issues after discussion with the board.

Gary Milkis will work with Tim Jones to transfer the administration of the web site to PMA. PMA will maintain the website.

Steven Fassett is the ARC committee representative and he discussed the current going issue with 1414 Meadows Connection and incomplete construction.

Election of Officers: A motion was made, seconded and approved to set the slate of officers as listed below:

President – Bill Gunter
Vice President – Rick Hovey
Secretary – Paul Stangeland
Treasurer – Mari Dougherty

The next meeting is February 4, 2014 at 6PM. The location will be communicated before the meeting. The PMA conference room is available but the meeting may be scheduled at St. Luke's. There is no cost to using the St. Luke's room but this is often not available. The HOA does make a \$200 donation to St. Luke's each year. A notice will be posted on the website at least 10 days prior to the meeting.

The outgoing President, Dwight Hibdon, was recognized for his outstanding service to the community and his negotiation of the contract with PMA for management.

A motion to adjourn was made at 7:16pm, seconded and approved.

01/07/2014 CCR COMMITTEE REPORT - Continued

Some of the longest outstanding violations in of the CCRs are on the properties of some of the board trustees/employees. This being the case, the surrounding property owners do not feel compelled to comply with requests from trustees who are in violation of neighborhood rules.

These include:

HOA bookkeeper Lyn Cier 1502 West Willow Loop - yard weed issues since 1994; trash can at curb or on driveway for long durations. Broken mailbox for years.

Trustee Bill Gunter - 1517 Willow Loop - since 1988 calls weeds "xeriscaping"; five foot high pile of dirt in front yard for more than 8 years, also covered with weeds;; front entry not to code for years; cars and old trucks parked in driveway for years in defiance of CCRs and HOA board trustees requests for compliance, etc.

Manager Robyn Bailey - 4915 Silver Springs Road - unkempt weedy yards, stolen street signs (25 MPH, yellow caution sign, stop sign, others) posted on backyard wood structure; employee cars and Greenleaf trucks parked along both side of road and in driveway, infringement of creek drainage channel by over landscape plantings for personal use.

Richard Callahan - 5019 N. East Meadows Drive - yard issues since 1984 getting worse with invasive binderweed, tall orchard grass, etc.

NON-TRUSTEE Perpetual offenders:

Butch Heinz - 4935 Silver Springs Road - cars and truck parked in driveway for years; trash cans stored in front of house continuously for years; waters lawn without regard to calendar day or time of day; damages neighbors property; has trespassing pine tree.

Heggie Wilson - 4994 N. East Meadows Drive - weeds, piles of branches and debris next to road for months at a time, fencing extends past front of house.

Rand Howard - 1490 Lake Front Court - continuous violations since 2004, dumpsters, construction debris; stacks of materials; height of remodel; length of time under construction is nearing ten years.

Timothy Morton - 5004 Silver Springs Road - unkempt weedy yard since Peter Curtis owned (this rental), Morton has allowed ongoing yard issues since 2012.

PMA has generated a list of nearly two dozen offenders who will receive notifications to comply with CCRS.