

**Silver Springs Masters Homeowner's Association  
Board of Trustees Meeting  
January 14, 2014  
Minutes**

**1) Confirm Quorum:** : Jeff Nielsen (Park Place), Les Carriel (Meadow Wild), Bill Gunter (SSSFHOA), Phil Tisovec (Silver Meadows), Ron Duyker (Southshore), Nancy Samson (Quail Meadows Town Homes) **Proxy:** Whit Logan (Meadow Springs), - Phil Tisovec **Not Present:** Brenda Lake (Willowbend East), Bill Chambers (Ptarmigan), Susanne Burkett (Quail Meadows), Larry Eichner (Willowbend West), Gaylynn Mooney (Northshore),

**2) Meeting to Order:** 6:38p.m.

**3) Approve Dec. Minutes:** Les Carriel motioned to approve the Dec. minutes Ron Duyker seconded the motion. Motion passed.

Meadow Springs	Y	Meadow Wild	M Y	Northshore	
Park Place	Y	Ptarmigan		Quail Meadows	
QMTH	Y	Silver Meadows	Y	Single Family	Y
Southshore	S Y	Willowbend East		Willowbend West	

**4) Approve 2014 Budget:** Les Carriel motioned to approve the 2014 budget Ron Duyker seconded the motion. Motion passed.

Meadow Springs	Y	Meadow Wild	M Y	Northshore	
Park Place	Y	Ptarmigan		Quail Meadows	
QMTH	Y	Silver Meadows	Y	Single Family	Y
Southshore	S Y	Willowbend East		Willowbend West	

We have a small committee of Les, Jeff and Larry that are working on the reserve study / reallocating the budget. They will get an accountant to look at it too.

**5) Past and Current Actions and Activities:**

**6) New Business:** : Ron brought up his concerns about Vail Corp. snow making and golf course that could affect our water flow. He suggests that we be proactive to ensure we continue to receive the amount of water that is in our water agreement contract. Les agreed and said he and Gaylynn have talked with M.R. Les suggested we invest in a weir by the blue roof to make sure M.R. helps to deliver the water from Summit Water. Jeff thought we should measure the water where it enters our property. Bill Noland thought the Blue Roof area might work best and thought we should start the leg work now. Les asked how much energy we have for the project. Ron asked that we put it on the radar now and should start talking with M.R.

7) **Other:** Renee has agreed to come to our next meeting.

8) **Confirm Next Meeting: February 11, 2014**

11) **Adjourn: 7:45**

11 FEBRUARY 2014

**Date of Approval**



**Whit Logan, Secretary/Treasurer**

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**Silver Springs Masters Homeowner's Association  
Board of Trustees Meeting  
February 11, 2014  
Minutes**

**1) Confirm Quorum:** Jeff Nielsen (Park Place), Les Carriel (Meadow Wild), Bill Noland (SSSFHOA), Ron Duyker (Southshore), Gaylynn Mooney (Northshore) Dolly Makoff (Quail Meadows) **Proxy:** Phil Tisovec (Silver Meadows) – Les Carriel **Not Present:** Brenda Lake (Willowbend East), Bill Chambers (Ptarmigan), Larry Eichner (Willowbend West), Nancy Samson (Quail Meadows Town Homes), Whit Logan (Meadow Springs)

**2) Meeting to Order: 7:00 p.m.**

**3) Approve Jan. Minutes:** Ron Duyker motioned to approve the Jan. minutes Les Carriel seconded the motion. Motion passed.

Meadow Springs		Meadow Wild	S Y	Northshore	A
Park Place	Y	Ptarmigan		Quail Meadows	Y
QMTH		Silver Meadows	Y	Single Family	Y
Southshore	M Y	Willowbend East		Willowbend West	

**4) Past and Current Actions and Activities:**

**a) Renee / Round-up ideas:** Renee is very concerned about any and all chemicals being used on Master Properties. In her opinion all chemicals being sprayed is wrong. She has agreed to look into other alternatives and to research green companies. Maybe a weed pulling committee could be formed by concerned neighbors and we could ask for volunteers on our web site. Renee will come back next meeting with ideas and suggestions.

**b) Lakes:** Ron is concerned about water. With low snow totals and Vail Corp building a golf course and snow making. Jeff reported that he has talked with Matt Lindon. Matt told him that we shouldn't be affected much by Vail. Most of our water comes from Sun Peak. Canyons have bought a well over in the Sun Peak area that may or may not affect the steam water levels. Our lake agreement reads July, Aug, Sept. 6 acre feet best effort to deliver. Bill suggested we could call Craig Smith to clarify if it is 6 acre feet per month or total. The Master Association does not have water rights we have an agreement with Mt. Regional so we will just have to work with them.

**5) New Business:** SSSFHOA new manager (PMA) requested to be added to the Master web site as a member. Robyn asked the trustees if they wanted them included like other owners.

Bill Noland motioned to go to PMA for justification on why they would want to access, Ron Duyker seconded the motion. Motion passed.

Meadow Springs		Meadow Wild	Y	Northshore	Y
Park Place	Y	Ptarmigan		Quail Meadows	Y
QMTH		Silver Meadows	Y	Single Family	M Y
Southshore	S Y	Willowbend East		Willowbend West	

**6) Other:** Bill had several questions for the trustees

- Who has been cleaning the drains on the lakes. ( Gaylynn and Mike and Les have) Robyn will ask if Greenleaf could add this to there service.
- Are the drainages ready for spring run off?
- When was the last time the dams were inspected and when is the next inspection?
- How have new owners been notified of the rules and regs. that apply to property owners that are adjacent to Master Properties. ( No waver letter on trespassing to change properties) Robyn will ask the recorder about getting it recorded on their property
- When was the manager contract reviewed last and Bill requested it be on the agenda for next month.
- Web site needs updated old information is on it.

**7) Confirm Next Meeting: March 11, 2014**

**8) Adjourn: 8:05**

11 March 2014  
Date of Approval

Whit Logan  
Whit Logan, Secretary/Treasurer

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**Silver Springs Masters Homeowner's Association  
Board of Trustees Meeting  
March 11, 2014  
Minutes**

**1) Confirm Quorum:** Jeff Nielsen (Park Place), Les Carriel (Meadow Wild), Bill Noland (SSSFHOA), Ron Duyker (Southshore), Gaylynn Mooney (Northshore), Phil Tisovec (Silver Meadows) **Proxy:** Whit Logan (Meadow Springs) – Les Carriel **Not Present:** Brenda Lake (Willowbend East), Bill Chambers (Ptarmigan), Larry Eichner (Willowbend West), Nancy Samson (Quail Meadows Town Homes), Dolly Makoff (Quail Meadows) **Non Voting Attendance:** Renee Miller, Rick Hovey and Robyn Bailey

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

**3) Approve Feb. Minutes:** Ron Duyker motioned to approve the Feb. minutes Gaylynn Mooney seconded the motion. Motion passed.

Meadow Springs	Y	Meadow Wild	Y	Northshore	S Y
Park Place	Y	Ptarmigan		Quail Meadows	
QMTB		Silver Meadows	Y	Single Family	Y
Southshore	M Y	Willowbend East		Willowbend West	

**4) Past and Current Actions and Activities:**

**a) Renee / Round-up ideas:** Renee gave us several ideas on eco friendly lawn care providers. We talked about having Richard Williams from The Garden Doctor come up to look at our properties and to make suggestions and advise us on how we can maintain our properties with eco friendly products. Ron, Les, Gaylynn, Phil, and Renee will meet with him along with a Greenleaf representative. Our goal is to meet with Richard in a few weeks before our next meeting. Robyn will get the MSDS on the chemicals they have put on the parks in the past.

**b) Lakes:** The compressor will be installed soon. New aerators will be put in this year. There was some maintenance done by the N.E. drain because there was water in the line. Robyn talked with Everett about when the dam will be inspected. He said that we got out of the rotation due to our renovation. We will be inspected this year by Ross Hansen. It isn't scheduled yet but they will let us know when it is. Everett also said that we only need to up date our Emergency Plan when personal changes only pages 4 and 7 need updated.

**c) Website:** Robyn stated that we all need to look at the website and determine what should be on it. For example who is listed for each HOA. How many years of minutes and budget should be on the site?

**d) Record:** We have two choices to hand deliver documents to new owners or to record the document against the properties. The recordings cost \$10.00 for the first page

and \$2.00 per page after and \$1.00 per lot. This is not a lien. Ron is meeting with attorneys later this week and he will ask them what is best.

**5) New Business:** S. S. S. F. HOA is asking for a grate on the little lake weir. This could impact several Single Family homes. Jeff said he has talked with Matt Linden and he advised him to leave it as is. Jeff suggested that the board meet with Matt to look at it together.

**6) Other:** Bill asked to review the manager's contract and to put it on next month's agenda. Bill Noland motioned to put the manager's contract on the agenda for next month. Jeff Nielsen seconded the motion. Motion passed.

Meadow Springs	Y	Meadow Wild	Y	Northshore	Y
Park Place	S Y	Ptarmigan		Quail Meadows	
QMTN		Silver Meadows	Y	Single Family	M Y
Southshore	Y	Willowbend East		Willowbend West	

Robyn will put the contract on the board only section of the web site.

**7) Confirm Next Meeting: April 8, 2014**

**8) Adjourn: 8:12p.m.**

 _____ <b>Date of Approval</b>	 _____ <b>Whit Logan, Secretary/Treasurer</b>
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**Silver Springs Masters Homeowner's Association**  
**Board of Trustees Meeting**  
**April 15, 2014**  
**Minutes**

**1) Confirm Quorum:** Jeff Nielsen (Park Place), Les Carriel (Meadow Wild), Bill Noland (SSSFHOA), Ron Duyker (Southshore), Larry Eichner (Willowbend West), Dolly Makoff (Quail Meadows) **Proxy:** Whit Logan (Meadow Springs) – Les Carriel, Phil Tisovec (Silver Meadows) – Les Carriel **Not Present:** Brenda Lake (Willowbend East), Bill Chambers (Ptarmigan), Nancy Samson (Quail Meadows Town Homes), Gaylynn Mooney (Northshore), **Non Voting Attendance:** Robyn Bailey

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

**3) Approve March Minutes:** Bill Noland motioned to approve the March minutes Les Carriel seconded the motion. Motion passed.

Meadow Springs	Y	Meadow Wild	S Y	Northshore	
Park Place	Y	Ptarmigan		Quail Meadows	Y
QMTB		Silver Meadows	Y	Single Family	M Y
Southshore	Y	Willowbend East		Willowbend West	Y

**4) Past and Current Actions and Activities:**

**a) Follow up on Round up Ideas:** Anticipated exploratory meetings with property maintenance companies, which are purported to use more eco-friendly materials to control undesirable vegetation, have not materialized as hoped. Due to the time constraints presented by the effective application window for vegetation control materials, and after a careful review of the suitability and application of currently used treatments, the Association has chosen, for now, to continue with the planned vegetation control program on its properties in Silver Springs. The Association remains open to, and continues to pursue, alternative methods of vegetation control that are in the best interest of the community and its residents.

**b) Lakes:** We have had some fish die do to winter kill. Greenleaf will add clean up around the lakes to their duties. We need to have the drains cleaned at least once a week too. Bill Noland motioned to have Greenleaf at a minimum of once a week to clean the drains and walk around the lake. Ron seconded the motion. Motion passed.

Meadow Springs	Y	Meadow Wild	Y	Northshore	
Park Place	Y	Ptarmigan		Quail Meadows	Y
QMTN		Silver Meadows	Y	Single Family	M Y
Southshore	S Y	Willowbend East		Willowbend West	Y

Our stream that drains from the little lake east weir has been blocked because the stream disappears. Many of us met last week to look at ideas to bring the stream back. We talked about a pipe through the leaking area, bentonite a clay like substance that would fill in the leaks, and lining the area with a pond liner. Tony and Diesel Knudsen came to ask about when the stream would be allowed back. We talked about having the stream lined might be our best option and maybe using Arlyn our contractor that did our little lake work. Arlyn is very familiar with the area and has done great work for us. We are not clear when he will be available for this work. Jeff asked that we consider on line voting for this matter. Less motioned to have an on line discussion and voting by email for the type of repair and the amount of money it would be. Larry Eichner seconded the motion. Motion approved.

Meadow Springs	Y	Meadow Wild	M Y	Northshore	
Park Place	Y	Ptarmigan		Quail Meadows	Y
QMTN		Silver Meadows	Y	Single Family	Y
Southshore	Y	Willowbend East		Willowbend West	SY

**c) Manager Report:** Robyn reported that she has sent out the annual bills to everyone that owes. All assessments are due by May 15, 2014. Arrangements need to be made in writing on or before May15, 2014. Robyn showed the group pictures of a broken part on our playground set at the big park. Ron Duyker motioned to approve Robyn to repair the part. Larry seconded the motion. Motion approved.

Meadow Springs	Y	Meadow Wild	Y	Northshore	
Park Place	Y	Ptarmigan		Quail Meadows	Y
QMTN		Silver Meadows	Y	Single Family	Y
Southshore	M Y	Willowbend East		Willowbend West	S Y

Robyn talked about relocating more trees to the South Shore Berm.



**d) Review Managers Contract:** Les asked are you prepared to do the job for the same price. Robyn said yes. Les moved to approve the manager's agreement. Ron seconded the motion. Bill asked to supplement the motion to have item 9 to review the contract every three years. No one seconded the motion this failed. Bill then added in another motion to strike number 1 to maintain current addresses and 12 removed all references to CC&R's since we do not have CC&R's. Ron seconded this motion. All were in favor motion passed.

Meadow Springs	Y	Meadow Wild	Y	Northshore	
Park Place	Y	Ptarmigan		Quail Meadows	Y
QMTB		Silver Meadows	Y	Single Family	M Y
Southshore	S Y	Willowbend East		Willowbend West	Y

**5) Other:**

**a) Recording properties:** Bill asked about the recording information against the properties that are adjacent to the Masters. Ron was looking into this but he didn't. Ron suggested that we get a legal opinion before recording anything against people's property. Larry asked if each HOA could give new people a packet instead of recording it against the property. This is still not reliable. Larry then asked that we get a bid for the legal work. Ron asked that we get our documents done first. Bill explained that this would not be a resolution. Bill sees them as two separate tasks. At this point we will ask our lawyer about this when we meet with him on our documents.

**b) Tennis Courts:** Les brought up that he has talked with Whit and Whit HOA wants to take a different stance. Les said Meadow Wild is happy to sign the 100 year lease. To be continued.

**6) Confirm Next Meeting: May 13, 2014**

**7) Adjourn: 8:25p.m.**

13-May-2014

**Date of Approval**



**Whit Logan, Secretary/Treasurer**

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**Silver Springs Masters Homeowner's Association  
Board of Trustees Meeting  
May 13, 2014  
Minutes**

**1) Confirm Quorum:** Jeff Nielsen (Park Place), Les Carriel (Meadow Wild), Bill Noland (SSSFHOA), Ron Duyker (Southshore), Nancy Samson (Quail Meadows Town Homes), Gaylynn Mooney (Northshore), Phil Tisovec (Silver Meadows) **Proxy:** Whit Logan (Meadow Springs) – Les Carriel **Not Present:** Brenda Lake (Willowbend East), Bill Chambers (Ptarmigan), Larry Eichner (Willowbend West), Dolly Makoff (Quail Meadows) **Non Voting Attendance:** Robyn Bailey, Rick Hovey

**Field Trip:** We looked at the Little Lake weir. Les had new boards made for the south weir. Bill had us look at putting a floating net to trap debris before it hits the weirs. Currently there is no grate to trap moss or sticks. We have it cleaned twice a week. Bill was concerned that the area could be an attractive nuisance. Should a lawyer define or see if this fits the criteria for attractive nuisance. Les motioned to have our lawyer look at the weir by picture to have his opinion. Gaylynn seconded the motion. Motion approved.

Meadow Springs	Y	Meadow Wild	M Y	Northshore	SY
Park Place	Y	Ptarmigan		Quail Meadows	
QMTN	Y	Silver Meadows	Y	Single Family	Y
Southshore	Y	Willowbend East		Willowbend West	

**2) Meeting to Order: 7:00p.m.**

**3) Approve April Minutes:** Bill Noland moved to approve the April minutes Les Carriel seconded the motion. Motion passed.

Meadow Springs	Y	Meadow Wild	S Y	Northshore	A
Park Place	Y	Ptarmigan		Quail Meadows	
QMTN		Silver Meadows	A	Single Family	M Y
Southshore		Willowbend East		Willowbend West	

**4) Past and Current Actions and Activities:**

**a) Lakes:** Howard Cantor and Chris Hamaway met with Gaylynn and Ron to discuss their concerns with the fish kill that happened this spring in the little lake. They are worried about water quality. Gaylynn suggested that we have a professional test in

Aug. or fall. We will have more accurate reading in the fall. We are a private pond so we are at the bottom of the list for cut throat fish. Bill clarified that the board is responsible for what is put in the lake. Every dollar we put into the lakes is helpful for everyone. Jeff stated that we have a professional to maintain our parks we should have a professional look at maintaining the lakes. Gaylynn said she would be happy to check into getting lake bids.

**b) Manager Report:** Every HOA has paid the assessment or made arrangements to pay them. Mountain Regional has sent us a letter for the four main valves that need a back flow preventers by the end of May. Robyn will call a few of the approved plumbers to get bids to have this done. Brad has talked with Mt. Regional about this and they have agreed to give us more time. Brenda Lake is using Jenkins Plumbing 801-355-6710.

**c) Little Lake Weir Stream:** Arlen has indicated that the end of June would work the best for him. Jeff asked if he could give us a bid. Les said he would ask him for one. We will get a few bids for this project.

**d) Rules & Regs:** We need to send the rules and regs to all property owners that are adjacent to Master properties. Les motioned to send out a letter every April to all property owners that are adjacent to Master property. Gaylynn seconded the motion. Les amended the motion to head in the direction to people whose properties a but to the Masters and to ask the lawyer if this is a good idea. Gaylynn seconded the motion. Les isn't looking to record anything just send a letter and a waiver. Gaylynn stated that we have already done this. Can we use the same letter that we sent out three years ago? Jeff agreed. Les withdrew the motion and brought up a new motion to bring the letter we sent three years ago to our next meeting to look at it before we send it out. Gaylynn seconded this motion. Motion passed.

Meadow Springs	Y	Meadow Wild	M Y	Northshore	SY
Park Place	Y	Ptarmigan		Quail Meadows	
QMTH		Silver Meadows	Y	Single Family	Y
Southshore		Willowbend East		Willowbend West	

**e) Document update:** The document committee will meet May 20 at 7:00 to review again what we need to tell Ted.

**5) New Business:** None

**6) Other:** Les would like to complete some of our projects before we start anything else. We have a few major projects that we have committed to have done by the end of the year.

1. Accounting realigned.
2. Documents updated.
3. Stream lined

**7) Confirm Next Meeting: June 10, 2014**

**8) Adjourn: 8:30p.m.**

10 - June - 2014  
**Date of Approval**

Whit Logan  
**Whit Logan, Secretary/Treasurer**

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**Silver Springs Masters Homeowner's Association**  
**Board of Trustees Meeting**  
**August 12, 2014**  
**Minutes**

**1) Confirm Quorum:** Jeff Nielsen (Park Place), Les Carriel (Meadow Wild), Rick Hovey (SSSFHOA), Nancy Samson (Quail Meadows Town Homes), Phil Tisovec (Silver Meadows) **Proxy:** Ron Duyker (Southshore) -Les Carriel, Whit Logan (Meadow Springs) – Phil Tisovec **Not Present:** Brenda Lake (Willowbend East), Bill Chambers (Ptarmigan), Larry Eichner (Willowbend West), Christian Gennerman (Quail Meadows) Gaylynn Mooney (North Shore) **Non Voting Attendance:** Robyn Bailey,

**2) Meeting to Order: 6:35p.m.**

**3) Approve June Minutes:** Phil motioned to approve the June minutes with the discussed changes Les seconded the motion. Motion passed.

Meadow Springs	Y	Meadow Wild	S Y	Northshore	
Park Place	Y	Ptarmigan		Quail Meadows	
QMTH	Y	Silver Meadows	M Y	Single Family	Y
Southshore	Y	Willowbend East		Willowbend West	

**4) Past and Current Actions and Activities:**

**a) Lakes:** Les reported that the dam inspection took place and that we have the results. We need to work on voles problems on both lakes. Robyn will call and get bids. We also want to ask the inspector what he thinks about a filter for the weir. Les will call him.

**b) Manager Report:**

Electrical problem with the street light at Quail Meadows: Dave Nicks is actively working on this it has been a problem and he has met with Rocky Mtn Power. Questions were asked if solar could be a solution.

Rules and Regs: They have been sent out to all members that have property that adjoins the Masters.

Greenleaf has trimmed the park and cut down tree limbs too. They put bark on the North Shore entrance.

Robyn and Gaylynn met with Kelly Stahl's builder about a deck being built on little lake that is by the little lake dam.

Request for a bench to be a memorial to Susan Eckstein: Nancy suggested to ask them for their design and to get it back to us.

**c) Bids:**

**1) Weir Drainage:** We looked at both bids there was a discrepancy between the bids on the amount of cobble stone need to do the job. One was for 13.5 tons the other was 120 tons. Do we vote to email a vote this once the questions are answered? Les motioned to have it done for less than \$15,000.00. Phil seconded the motion. All present were in favor motion passed

Meadow Springs	Y	Meadow Wild	M Y	Northshore	
Park Place	Y	Ptarmigan		Quail Meadows	
QMTB	Y	Silver Meadows	S Y	Single Family	Y
Southshore	Y	Willowbend East		Willowbend West	

**2) Back Flow Preventer:** We have a bid from Jenkins the other from VR Plumbing. Nancy Motioned to hire VR plumbing and to ask for over size fitting to help with water pressure. She also said we should combine the South shore berm valve with the Ross Lloyd park valve. Les seconded the motion all were in favor motion passed.

Meadow Springs	Y	Meadow Wild	S Y	Northshore	
Park Place	Y	Ptarmigan		Quail Meadows	
QMTB	M Y	Silver Meadows	Y	Single Family	Y
Southshore	Y	Willowbend East		Willowbend West	

**5) New Business:**

**a) Explore ideas on a Club House:** Lucy Archer talked about her idea to build a community club house. She looked at several locations and decided that the West end of the big park would be a good location. She believes that we could pull from the community member's talent to design and build the center. It would be smaller than Sun Peak. It would give access to all members to enjoy the lake. It would be used for Master meetings and individual meetings too. It should have a storage area, kitchenette and a nice deck. There were a few concerns like parking, waterway set backs, reserves and if our community really wanted a new building at our park. Lucy suggested that not all the money would come from the Masters but individuals could donate money made from bake sales and paper routes. This project could pull the community together. These ideas will be taken back to each of our respected boards for further input.

**6) Other:** Annual Party Aug 23, 2014 4:00 – 8:30 Robyn will send out an email with info attached. Les asked Roby about roter till the volleyball ct before the party. Robyn will have it done.

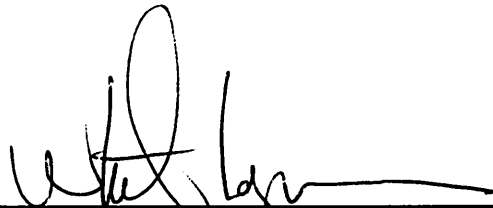
Les asked to see if Greenleaf could look into cleaning off the street light poles/ stop signs. There is a lot of tape residue that has built up over the years and they should look nicer. Robyn will look into it.

**7) Confirm Next Meeting: Sept.9, 2014**

**8) Adjourn: 8:45p.m.** Les motioned to end meeting Phil seconded the motion all were in favor.

9 - Sept - 2014

**Date of Approval**



**Whit Logan, Secretary/Treasurer**

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**Silver Springs Masters Homeowner's Association**  
**Board of Trustees Meeting**  
**September 9, 2014**  
**Minutes**

**1) Confirm Quorum:** Jeff Nielsen (Park Place), Les Carriel (Meadow Wild), Paul Strangeland (SSSFHOA), Nancy Samson (Quail Meadows Town Homes), Phil Tisovec (Silver Meadows), Bill Chambers (Ptarmigan), John Jensen (Quail Meadows), Ron Duyker (South Shore) **Proxy:** Whit Logan (Meadow Springs) – Phil Tisovec **Not Present:** Brenda Lake (Willowbend East), Larry Eichner (Willowbend West), Gaylynn Mooney (North Shore) **Non Voting Attendance:** Robyn Bailey,

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

**3) Approve Aug. Minutes:** Les motioned to approve the August minutes with the discussed changes Phil seconded the motion. Motion passed.

Meadow Springs	Y	Meadow Wild	M Y	Northshore	
Park Place	Y	Ptarmigan	Y	Quail Meadows	Y
QMTH	Y	Silver Meadows	S Y	Single Family	Y
Southshore	Y	Willowbend East		Willowbend West	

**4) Past and Current Actions and Activities:**

**a) Lakes/ Drainage:** Les reported the new compressor is operating on the big lake he is not sure about the Little Lake and was not certain if the peninsula area is hooked up yet. Ron stated that there is some concern about the weeds in the little lake. Gaylynn is working on training new people this week. So far we have not heard anymore from the owners that want to build a deck in the dam area. It is just stairs. Robyn will have her guys do a trial pull on a few areas of cat tails.

We have approved \$15,000.00 to remake the stream. Arlen did come up today however it was to wet to start because of the rain. The little lake was lowered so the stream would be dry. The storm drains empty into the stream. The gate valve was open to let water out of the little lake, an unauthorized person closed the drain. Blue stakes is coming tomorrow. Arlen asked if we could have the cat tails and willow cleaned out before he begins too. Robyn will have this work done on Sat.

Les called Ross Hansen who is our Utah State Dam safety for guidance for a weir filter and he said it was not required. He asked why we would want more to maintain if the State Dam Safety doesn't require it. Les motioned not to put anything to impede the weir. Bill C seconded the motion all were in favor. Motion passed.



Meadow Springs	Y	Meadow Wild	MY	Northshore	
Park Place	Y	Ptarmigan	S Y	Quail Meadows	Y
QMTTH	Y	Silver Meadows	Y	Single Family	Y
Southshore	Y	Willowbend East		Willowbend West	

**b) Manager Report:** Robyn reported on the back flow preventors. She met with Mt Regional, VR Plumbing along with Greenleaf to discuss eliminating one connection. They will combined the little lake valve with the south shore berm still keeping it 1 inch. Mt Regional said that to remove a meter is \$250.00 plus 8 times the base rate of \$56.00 for a total of \$698.00. We will also have to put the meter to code in a larger man hole. By eliminating one connection we will only need one back flow preventor. It will also save us a monthly fee. Les motioned to have one meter and to have VR continue to plumb it up to code. Bill C seconded the motion. Motion passed.

Meadow Springs	Y	Meadow Wild	M Y	Northshore	
Park Place	Y	Ptarmigan	S Y	Quail Meadows	Y
QMTTH	Y	Silver Meadows	Y	Single Family	Y
Southshore	Y	Willowbend East		Willowbend West	

**5) 2015 Budget:** We went over the budget line by line beginning the budget process.

**6) New Business:**

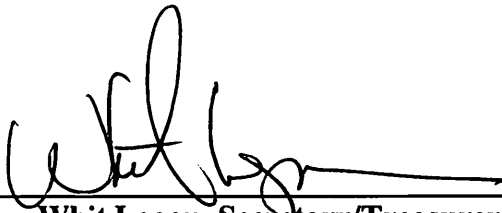
**a) Explore ideas on a Club House:** Bill C. moved to say no to a Club House Paul seconded the motion. After pooling the HOA's there was no support from the member associations to build and maintain a club house. Motion passed.

Meadow Springs	Y	Meadow Wild	Y	Northshore	
Park Place	Y	Ptarmigan	M Y	Quail Meadows	Y
QMTTH	Y	Silver Meadows	Y	Single Family	S Y
Southshore	Y	Willowbend East		Willowbend West	

**7) Other:** none

**8) Confirm Next Meeting:** Oct.14, 2014

9) **Adjourn: 8:10p.m.** John motioned to adjourn Ron seconded the motion all were in favor.

<u>14 - OCT - 2014</u> <b>Date of Approval</b>	 <b>Whit Logan, Secretary/Treasurer</b>
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**Silver Springs Masters Homeowner's Association**  
**Board of Trustees Meeting**  
**October 14, 2014**  
**Minutes**

**1) Confirm Quorum:** Jeff Nielsen (Park Place), Les Carriel (Meadow Wild), Nancy Samson (Quail Meadows Town Homes), Phil Tisovec (Silver Meadows), Whit Logan (Meadow Springs), Ron Duyker (South Shore) **Proxy:** Gaylynn Mooney (North Shore) – Les Carriel, Rick Hovey (SSSFHOA) – Les Carriel **Not Present:** Brenda Lake (Willowbend East), Larry Eichner (Willowbend West), Bill Chambers (Ptarmigan), John Jensen (Quail Meadows) **Non Voting Attendance:** Robyn Bailey,

**2) Meeting to Order:** 6:35p.m.

**3) Approve Sept. Minutes:** Ron motioned to approve the September minutes Nancy seconded the motion. Motion passed.

Meadow Springs	Y	Meadow Wild	Y	Northshore	Y
Park Place	Y	Ptarmigan		Quail Meadows	
QMTB	S Y	Silver Meadows	Y	Single Family	Y
Southshore	M Y	Willowbend East		Willowbend West	

**4) Past and Current Actions and Activities:**

**a) Lakes/ Drainage:** Arlen finished the stream project under budget. Ron thanked Les for spearheading the project. Les reported that last month the big lake had the new compressor for the aeration and this month the little lake now has a new compressor too. The only project left for aeration is to add the new line for the drain by Loughlin's. We have stocked new sterile rainbow trout. Ron would like to see more little lake people involved with volunteering for the smaller lake next year.

**b) Manager Report:** Robyn reported that Greenleaf put grass seed around the light at Quail Meadows and Meadow Loop. They also repaired the bed by putting the rocks back around their building and deck. This area had been damaged by the light repair. Greenleaf also put grass seed along the area where the stream project was. She also reported that the back flow preventers have been installed on all of our irrigation lines.

**5) 2015 Budget:** Jeff printed out a simple budget comparison with highlighted lines. Ron made a motion to use the same amount at \$175.00 per year and revisit it with in a year at possible lowering the rates. Nancy seconded the motion. Les thought it would be good to drop the dues for the community. Motion passed.

Meadow Springs	Y	Meadow Wild	N	Northshore	N
Park Place	Y	Ptarmigan		Quail Meadows	
QMTN	S Y	Silver Meadows	S Y	Single Family	N
Southshore	M Y	Willowbend East		Willowbend West	

**6) New Business:** The reserve study doesn't meet all of our needs so we are having an accounting firm to reallocate our budget and our quick books. We have asked for a reserve, operating and a contingency fund accounts. This should be done by next meeting. This was approved a few years back and will come out of the professional fee under consulting from our line item budget.

We have not been pleased about the sand/road base for our volley ball court. We will bring up these ideas for this at our annual meeting. We could get more bids to remove the base and put new sand or grass the court. We think it might be a great idea to try grass. Grass is softer than the sand we have now and it is cleaner. We talked about bringing this back to our groups and see what the people want. Right now the court is never used.


**7) Other:** The County has approved new set backs of 150 feet from water. Many of our homes do not meet these requirements. Ron asked about putting together a group like we have in the past with other neighborhoods like Sun Peak, Ranch Place, Snydersmill and Spring Creek to name just a few. In Park City the amount required is 15 feet. Ron agreed to organize this new basin group.

Les asked about getting a doggie do service to check on bids for once a week to two times a week. Robyn will get bids. Les also asked about the poles being cleaned Robyn will have this done this month.

**8) Confirm Next Meeting:** Nov.11, 2014 Robyn will check on the first week in Dec for the annual meeting our web site says it's Dec. 4

9) Adjourn: 8:00p.m. Jeff motioned Ron seconded all were in favor.

11<sup>th</sup> - Nov - 2014  
Date of Approval

  
Whit Logan, Secretary/Treasurer

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**Silver Springs Masters Homeowner's Association**  
**Board of Trustees Meeting**  
**November 11, 2014**  
**Minutes**

**1) Confirm Quorum:** Jeff Nielsen (Park Place), Nancy Samson (Quail Meadows Town Homes), Phil Tisovec (Silver Meadows), Whit Logan (Meadow Springs), Ron Duyker (South Shore), Rick Hovey (SSSFHOA) **Proxy:** Les Carriel (Meadow Wild) - Rick Hovey **Not Present:** Brenda Lake (Willowbend East), Larry Eichner (Willowbend West), Bill Chambers (Ptarmigan), John Jensen (Quail Meadows), Gaylynn Mooney (North shore) **Non Voting Attendance:** Robyn Bailey,

**2) Meeting to Order: 6:34 p.m.**

**3) Approve Nov. Minutes:** Ron motioned to approve the October minutes Whit seconded the motion. Motion passed.

Meadow Springs	S Y	Meadow Wild	Y	Northshore	
Park Place	Y	Ptarmigan		Quail Meadows	
QMTB	Y	Silver Meadows	Y	Single Family	Y
Southshore	M Y	Willowbend East		Willowbend West	

**4) Past and Current Actions and Activities:**

**a) Lakes/ Drainage:** Jeff said he has looked at our new drainage area and there is water in-between the rocks. It just hasn't filled the pond yet, we haven't had any moisture.

**b) Manager Report:** Robyn reported that Greenleaf weed eaten the south shore berm drainage area so it will be ready for spring. Jeff asked if we could remove the concrete in that same area. Doggie do bids need to be defined do we want a weekly service even through the winter? The group decided to have a bid quarterly maybe more signs and more bags need to be placed out. The bank is asking to get rezoned and the county meeting has been postponed. Robyn will follow up with what they want to go in there and let the group know when the next zoning meeting is. Rick is concerned about the electricity in the park.

**5) 2015 Budget:** Jeff passed out a proposed budget we will pass out at the annual meeting. The form was deemed great for the up coming meeting. Whit maybe out of town.

**6) New Business:**

**Reserve study:** Jeff was noticing that our current reserve study really didn't study our dams. Larry Eichner is an engineer and he suggested that he do a study on this. We will get a bid from Larry and then get at least two more.

**7) Other:** Jeff reminded the board that his term is up Jan. We need to start thinking about who can and will replace our current board.

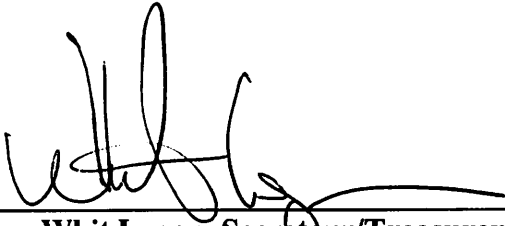
There is some concern about boats that our being stored through the winter. The Rules and Reg state that you need authorization from the board to leave the boats on the shore on master property. Robyn will put a notice on them to remind the owners that these should not be left over the winter. We need to bring this up at the annual meeting.

Annual meeting Dec. 4, 2014. Ron will present the past and current activities. Whit or Jeff will present the budget.

**8) Confirm Next Annual Meeting: Dec.4, 2014**

**9) Adjourn: 7:40p.m.**

4-Dec-2014  
Date of Approval

  
Whit Logan, Secretary/Treasurer

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**Silver Springs Masters Homeowner's Association**  
**Board of Trustees Meeting**  
**Thursday December 4, 2014**  
**Minutes**

**1) Confirm Quorum:** Jeff Nielsen (Park Place), Nancy Samson (Quail Meadows Town Homes), Phil Tisovec (Silver Meadows), Ron Duyker (South Shore), Rick Hovey (SSSFHOA), Larry Eichner (Willowbend West), Les Carriel (Meadow Wild), Gaylynn Mooney (North shore) **Not Present:** Brenda Lake (Willowbend East), Bill Chambers (Ptarmigan), John Jensen (Quail Meadows), Whit Logan (Meadow Springs), **Non Voting Attendance:** Robyn Bailey

**2) Meeting to Order: 6:35p.m.**

**3) Approve Nov. Minutes:** Ron motioned to approve the November minutes Phil seconded the motion. Motion passed.

Meadow Springs		Meadow Wild	A	Northshore	A
Park Place	Y	Ptarmigan		Quail Meadows	
QMTN	Y	Silver Meadows	S Y	Single Family	Y
Southshore	M Y	Willowbend East		Willowbend West	Y

**4) Recognize Board Members:** Each member present introduced themselves to the audience.

**5) Past and Current Actions and Activities:**

- Ron Duyker: Ron told the group about lining the stream, rotor-tilling the volleyball court last season and thinking about putting sod in the area next season. He talked about a few of our current concerns possibly hiring a dog poop service. He said our parks are in good shape and well maintained. The lakes have been exceptional this year too. After talking with the group present it was suggested that we add 2 more doggie stations to the Lake Park in areas that people are with there dogs. To have a service sends the wrong message.

Ron motioned to have two more doggie stations with the trash attached to the dispenser at big lake park. Gaylynn seconded the motion. One abstained One no Motion passed.

Meadow Springs		Meadow Wild	Y	Northshore	S Y
Park Place	Y	Ptarmigan		Quail Meadows	
QMTN	A	Silver Meadows	Y	Single Family	Y
Southshore	M Y	Willowbend East		Willowbend West	N



With our lakes being maintained so well this year there has been an increase of use and boat storage has become a problem. Some boats/kayaks are being stored at the beach. The Rules and Regs state that you are not allowed to store boats with out approval. We have storage on the peninsula where one could lock up and keep their boat however more boats are now at the main beach. There could be another site where we could add posts to lock up boats. Some really like only at the peninsula because children aren't playing around there like they are with the Big Lake Park. Others thought adding another area not at the beach but to the west of the beach might be a good solution. SSSFHOA is in support of regulating it with a sticker system. South Shore expressed an interest because the west area from the beach could affect some of their members. We discussed having a paid permit, however most felt there should be no charge but a waiver should be signed for boats to be in the peninsula area and or the new yet to be determined area from Memorial Day to Oct.1. Jeff suggested that we issue a lock instead of a sticker. Les motioned to have two posts like the one on the peninsula and to only allow storage during the summer season for boats at the park. Gaylynn seconded the motion. Motion passed

Meadow Springs		Meadow Wild	M Y	Northshore	S Y
Park Place	Y	Ptarmigan		Quail Meadows	
QMTB	Y	Silver Meadows	Y	Single Family	Y
Southshore	Y	Willowbend East		Willowbend West	Y

Fees and locks will be put on next months agenda.

Lakes: Gaylynn explained that we put in little fish this year and some got eaten by the bigger fish. We have already seen water decreased this winter. We have nothing in our agreement about winter month's water flow. Our water agreement talks about summer flows. It will be interesting to see how good of a neighbor Vail is going to be. The lakes are storage for Mt. Regional. The compressors have worked for 9 years and this is the first time we have replaced them this summer.

#### 6) Budget:

- Jeff Nielsen: Our projected 2015 budget is about the same as last year. We have found that our reserve study has been inadequate, so we are looking into an engineer report to look at our lakes/dams. Once this is done we will reevaluate the three savings area funds.

**8) New Business:** North Shore would like the Masters to consider paying for the holiday lights for the North Shore entrance. We will discuss this at our next meeting. North Shore would like to meet with all the neighboring HOA architectural committee to discuss ideas for amendments and update the materials used.

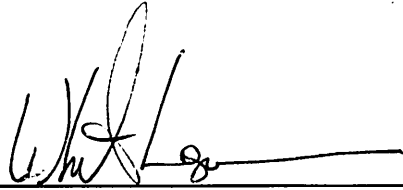
**9) Other:** Home Savings Bank building is for sale and they are looking to change the use to office. They County will seed out a notice when the meeting will be.

**10) Confirm Next Meeting: Jan.13, 2015**

**11) Adjourn: 7:50p.m.**

13 - JAN - 2015

**Date of Approval**



**Whit Logan, Secretary/Treasurer**

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