

**Silver Springs Single Family Homeowners' Association (SSSFHOA)**  
**Monthly Board of Trustees (BOT) Meeting Minutes**  
**January 12, 2015**

**1. CALL TO ORDER:**

The meeting was called to order by Rick Hovey, President of the BOT, at 6:45 pm at the home of Rose Carriel, 1503 N. Silver Springs Drive, Park City, UT.

A quorum was established with 6 BOT members present: Rick Hovey, Rose Carriel, Mari Dougherty, Paul Stangeland, Julia Loughlin and Tracy Douthett. Bill Noland, Chairperson of the Underdrain Committee; Steve Fassett, Chairperson of the Architectural (ARC) Committee; and Mark Buford from Property Management Associates (PMA) were also present.

**APPOVAL OF MINUTES:**

The minutes of the Dec. 2, 2014 monthly BOT meeting, which had been previously distributed to each member, were presented again and approved unanimously.

**2. REPORTS:**

**Underdrain Committee:**

Bill Noland, Chairperson – Bill Noland provided update of negotiations with Alliance Engineering and there was discussion. On January 27<sup>th</sup> there will be a Q&A at St. Luke's regarding the Underdrain Project at 7:00 pm.

**ARC Committee:**

Steve Fassett, Chairperson – Steve Fassett provided information on the status of the revised remodel proposal for 5129 N. Silver Springs Road and discussion ensued. A motion was made and seconded, that the "mass" of the easternmost section of the house is too large and does not harmonize with our community. The BOT voted unanimously, with the exception of Julia Loughlin, who abstained, to respond as such to the property owners.

**Covenants, Conditions and Restrictions (CC&Rs) Compliance Committee:** Rose Carriel, Chairperson, provided status of violations and a discussion was held on various compliance issues.

**Masters Association:** Rick Hovey, Silver Springs Representative to the Masters Association, reported on the last Masters meeting.

**Treasurer's Report:** Paul Stangeland, Treasurer, provided current financial information and a discussion was held on various issues in the finances.

### **3. ELECTION OF OFFICERS and COMMITTEE CHAIRS for 2015:**

By unanimous decision, the positions listed below will be filled by:

#### **B.O.T. OFFICERS**

**President:** Rick Hovey

**Vice President:** Mari Dougherty

**Treasurer:** Tracey Douthett

**Secretary:** Julia Loughlin

#### **Committee Chairs (followed by other committee members)**

**Underdrain Committee:** Bill Noland – (Committee Chair) and Rick Hovey

**SSSFHOA Representative to the Masters Association:** Paul Stangeland

**CC&R and Compliance:** Rose Carriel, Robyn Bailey

**Rewrite Chair:** Tracy Douthett

**Meeting and Party Coordinator:** Rose Carriel

**Election Committee** – Julia Loughlin

**Nomination Committee:** Members TBD

**Communications Coordinator:** Lisa Kirchenheiter.

Discussion of the website design is tabled for another time.

**ARC Committee:** Steve Fassett, Tracey Douthett, Keith Diaz Moore, Paul Stangeland, Rick Hovey.

### **4. Documents and rewrites discussions:**

BOT had a discussion about how to most effectively conduct the re-write process and Morris Sperry's (the legal firm the BOT has contracted with to help us rewrite our documents) participation in the process.

### **5. Action Items:**

\*Bill Noland will report back to the BOT on his upcoming meeting with Alliance Engineering.

\*Rick Hovey will send out the winter newsletter, including notice of the January 27 7:00 pm (St. Luke's) meeting on the underdrains.

\* Rose Carriel will confirm availability of St. Luke's for above-mentioned Underdrains meeting.

\*Steve Fassett will prepare a letter to the property owners of 5129 N. Silver Springs Road, relaying BOT's response to the property owners' recent revised remodel proposal.

\*BOT will work together to set a timeline for the document rewrite process.

\*BOT will work together on methods to effectively involve membership in the document rewrite process.

### **6. Schedule for February 2015 Board Meeting:** February 3<sup>rd</sup> 6:30 pm – Location TBD – Rose will notify the BOT and PMA personnel once location has been decided.

7. **ADJOURN MEETING:** Motion to adjourn by Mari Dougherty and seconded by Tracey Douthett. The motion passed unanimously.