

Silver Springs Single Family Homeowners' Association (SSSFHOA)

Annual Owners Meeting

October 20, 2015

1. Call to Order and Establishment of Quorum

The meeting was called to order at 7:25 pm by President Rick Hovey.

A quorum was established with 108 owners present either in person or by proxy. Mark Buford, Allison Ross, Tanner Blackburn, and Jodi Storey of Property Management Associates (PMA) and Robert Rosing (law firm Morris Sperry) were also present.

2. Introduction of Board Members and Committee Chairs

President Rick Hovey introduced the current board members: Paul Stangeland (SSSFHOA representative to the Silver Springs Master Homeowners' Association), Mari Dougherty (Chair of the Website Development Committee), Tracey Douthett (Chair of the Covenants, Conditions and Restrictions (CC&R) Committee), Rose Carriel (Chair of the CC&R Compliance Committee), Julia Loughlin (Chair of the Nominating Committee), and non-board-member Committee Chairs: Steve Fassett (Architectural Committee), and Bill Noland (Underdrain Committee). Rick reminded homeowners that former board member Lisa Kirchenheiter had resigned in August, due to pressing family commitments. Rick explained that the board had appointed Julia Loughlin to complete the remaining year of Ms. Kirchenheiter's term.

3. Committee Reports

Silver Springs Master HOA Association Report, presented by Paul Stangeland

Paul is the SSSFHOA Representative to the Silver Springs Master HOA. The Master HOA oversees the 12 individual HOAs within the community, including the parks and lakes. In 2015, the Master HOA reimbursed the SSSFHOA for past dues collected for Silver Springs Lot 104, which is owned by the Snyderville Basin Special Recreation District. From now on, neither the Master HOA nor SSSFHOA will collect dues for Lot 104. In 2015, the Master HOA added new doggie cleanup stations and boat storage at the big lake. The Annual Meeting for the Master HOA will be December 8, 2015.

Architectural Committee (ARC) Report, presented by Steve Fassett

Silver Springs had a busy year. The SSSFHOA experienced it's first tear-down/rebuild, in addition to many remodels. All projects have gone smoothly. Owners are reminded of the need to submit an application before any exterior painting, siding, etc. and to please include samples along with the application. Applications need to be submitted to PMA, which will pass the applications on to the ARC committee for review.

Underdrain Report, presented by Bill Noland

Bill Noland informed homeowners that all the information on the underdrain system is on our website: <http://www.silverspringshomeowners.com>. In the past year, the Underdrain Committee oversaw regular maintenance on the underdrain system. The SSSFHOA has contracted Alliance Engineering to help locate the underdrain system manhole access points throughout the community.

CC&R Compliance Report, presented by Mark Buford (PMA)

So far in 2015, PMA has issued 103 warnings/violation letters, of which 44 resulted in fines. PMA's job is to follow the SSSFHOA's governing documents, and to work with the Board to help enforce the current CC&Rs. PMA reminded homeowners that they may report any CC&R violations to PMA.

CC&R Rewrite Committee report, presented by Tracey Douthett and Robert Rosing

The SSSFHOA board met in January to go over needed updates and revisions to our CC&R documents. The Board had hoped to have a draft revised set of CC&Rs to present to the homeowners at this annual meeting. Unfortunately, the rewrite is taking longer than the Board had anticipated. The original CC&Rs were written in 1979, and have multiple amendments, so updating and revising them is a challenging job. When the board does have a draft revised set of CC&Rs to present to the homeowners for their consideration, it will take 2/3 of the homeowners' approval for any revised CC&Rs to be adopted. The CC&R Rewrite Committee encourages owners to be involved in the process and to participate when the Board calls for a vote on the proposed updates/revisions.

4. Vote on the 2014 Annual Meeting Minutes

A motion to approve the 2014 Annual Meeting minutes was made, seconded and approved unanimously.

5. Vote on Tax Resolution

A motion was made to roll the excess funds in the SSSFHOA 2015 operating budget over into the 2016 operating budget in order to avoid federal taxes. The motion was seconded, and approved unanimously.

6. Review of 2015 Budget

The 2015 SSSFHOA budget was presented for discussion with no concerns.

7. Vote on the Proposed 2016 Budget

A motion to approve the Proposed 2016 Budget was made, seconded, and approved unanimously.

8. Election of Trustees

The Nominating Committee Chair, Julia Loughlin, introduced her other committee members: Randy Cassidy and Lynn Cier. Ms. Loughlin introduced the nominees running for the 5 vacant spots on the SSSFHOA board: Ed Cody, Mari Dougherty, Rick Hovey, Katy Lillquist, and Brian Zilvitis. The nominees were invited to give a brief explanation to the homeowners of their motivation for running for the board – some nominees did.

Ms. Loughlin asked for nominations from the floor; none were received. The nominations were then closed and PMA counted the ballots and proxies.

New Trustees voted onto the Board are Ed Cody, Mari Dougherty, Rick Hovey, Katy Lillquist, and Brian Zilvitis. Congratulations and welcome!

9. Other Business

The next monthly SSSFHOA Board meeting will be on November 3, 2015

10. Adjournment

The meeting was adjourned at 9:03 pm