

**Silver Springs Masters Homeowner's Association  
Board of Trustees Meeting  
Tuesday January 13, 2015  
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), Les Carriel (Meadow Wild), **Proxy:** Whit Logan (Meadow Springs) – Phil Tisovec **Not Present:** Brenda Lake (Willowbend East), Bill Chambers (Ptarmigan), John Jensen (Quail Meadows), Larry Eichner (Willowbend West), Gaylynn Mooney (North shore) **Non Voting Attendance:** Robyn Bailey , Paul Stangeland (SSSFHOA)

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

**3) Approve Dec. Minutes:** Phil motioned to approve the Dec. minutes 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) Approve 2015 Budget:** Phil motioned to approve the Budget as stated in Dec. 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 |   |

**5) Elect Officers:** Les nominated Phil Tisovec as President Ron seconded the nomination. All present were in favor Phil Tisovec is the new Master President.

|                |     |                 |     |                 |   |
|----------------|-----|-----------------|-----|-----------------|---|
| 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 |   |

Ron nominated Paul Stangeland as Vice President Phil seconded the nomination. All present voted in favor. Paul is new V.P.

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

Phil nominated Nancy Sampson as Secretary/ Treasure Les seconded the nomination. All present were in favor. Nancy is the new secretary /treasure

|                |   |                 |     |                 |   |
|----------------|---|-----------------|-----|-----------------|---|
| 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 |   |

**6) Old Business:**

**a) Locks on Boats:** The idea is to issue locks this was we know who the owner is and we can have them sign a waiver. The waiver would include vandalism, theft and liability. Phil will start working on this. Our Rules and Regulations state that in order to store a boat over night you need authorization. We plan to have the new area post done in the spring and to send out letters/ emails all residents this spring. Abandoned boats will be notified on the boat and then removed or impounded.

**b) Holiday Lights:** One opinion was that the Masters is responsible for maintaining our common property not necessarily to enhance our properties. Les motioned that we participate with North Shore for the Holiday Lights for next year 2015-2016 season. To pay half of the current invoice up to \$750.00. This will be voted on each year. Phil seconded the motion. Motion passed.

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

c) **Street Lights:** Robyn reported that when they cleaned the poles some of the paint / coating is coming off do to years of signs taped to them. We will need to think about long term maintenance.

d) **Doggie Stations:** We looked at several posts with trash attached. We will install two new stations at the big lake park this spring.

7) **New Business:** Robyn asked if we could or should cancel the trash service through out the rest of this winter since we can't even pull them out to the curb. All agreed as long as there was no cancellation fee.

9) **Other:** Rick Hovey asked if there was a way to modernize our communication with the members. His HOA is working on getting more emails from the membership. We encourage members to sign up on our web site and to use this more often.

North Shore expressed an interest to have a volunteer group to explore ideas with each other HOA's on the architectural rules.

There are still holes in our reserve study like with the dams and the drains in our reserve we have three funds a reserve, contingency and operating. We have asked Jeff Nielsen to help with this and staying on when a committee is formed.

10) **Confirm Next Meeting: March 10, 2015 (skip Feb)**

11) **Adjourn: 8:40p.m.** Ron Motioned Rick seconded the motion everyone was in favor.

March 10, 2015  
Date of Approval

Nancy M Samson  
Nancy Samson, Secretary/Treasurer

**Silver Springs Masters Homeowner's Association  
Board of Trustees Meeting  
Tuesday March 10, 2015  
Minutes**

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

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

**3) Approve Jan. Minutes:** Phil motioned to approve the Jan. minutes with the changes made. Ron seconded the motion. Motion passed.

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

**4)Old Business:**

- a) **Locks on Boats/Notice Letter:** Phil will draft a letter that we will send out to members to inform of the creation of the watercraft policy.
- b) **Lakes:** Les has replaced the faulty pump by the North East gate on the big lake.
- c) **Manager Report:**
  - i) **Dam safety update:** We made changes to the notification by updating contact information reflecting new board officers.

- ii) **N. Shore entrance lights:** All the electricity was off at the N. Shore Entrance. Dave Nicks was called to fix it and it is working now.
- iii) **2014 Taxes:** Taxes are due March 16, 2015. We owe on the interest from bank accounts.
- iv) **Copy- Right:** Copy- right for Silver Springs Masters HOA, will be renewed
- v) **Park Bench:** Lyn Cier met with Robyn to look at where they would like the bench located. Their groups' goal is to have it installed early summer. Robyn to send out photo of bench details and exact location in big lake park. Discussion commenced on whether this would set a precedence for memorial placement on Association property. Board should consider case-by-case with a possibility of rescinding/removal of memorials if this becomes a problem.
- vi) **HWY 224 Bridge:** The Park Record had an article about the proposed pedestrian crossover near the hwy 224 and Silver Springs intersection.
- vii) **New Law:** We have a website that has our meeting schedule posted on it. However not every member looks at our website. We need to notify members of meetings. Some HOA's notify their members by email. Others don't have enough emails to use that line of communication. It may be possible to mail a yearly calendar with the meeting schedule.

**d) New Documents:** We need to push forward with this process again. Phil will look into it.

**5)New Business:**

**6) Other:**

**a) WBE trail access:** This subject was brought up by two concerned members who attended the meeting and discussed. A unit owner has taken down the bridge that many community members use to access Willow Creek trails through Willowbend East HOA which has upset many people. Apparently the Willowbend East HOA did not authorize the unit owner to take the bridge out and put up trespassing signs. Since this is not on Association property, the Board can't and shouldn't get involved.

**b) SSSFHOA Request:** Lot 104 has been deeded over to the Snyderville Basin Recreation for access to Willow Creek Park and trail system. SSSFHOA has been paying the annual dues for this lot when it really isn't a lot anymore. They are asking to have this lot removed from their bill and credit for the last few years that they have paid for it since the turn over in 2003. Phil asked that they come back with the amount.

**c) SSSFHOA asked about Meadow Connection/ Silver Springs Dr. Corner:** This area is not plotted on any County map this appears to be common parcel with the stream. We have just spent money on the stream there and it has been reseeded however there is no water source for landscaping. It could be xeriscaped. The concern is to keep that parcel from becoming an eyesore.

**d) Tennis Court Deed:** This needs to be addressed and finally resolved with Meadow Springs HOA.

**7)Confirm Next Meeting: April 14, 2015**

April 14, 2015  
Date of Approval

Nancy M. Samson  
Nancy Samson, Secretary/Treasurer

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**Silver Springs Masters Homeowner's Association  
Board of Trustees Meeting  
Tuesday April 14, 2015  
Minutes**

**1) Confirm Quorum:** Phil Tisovec (Silver Meadows), Ron Duyker (South Shore), Paul Stangeland (SSSFHOA), Jerry Harwood (Willowbend West), Gaylynn Mooney (North shore), Nancy Samson (Quail Meadows Town Homes), Frank Suggett (Willowbend East), Chuck Mercier (Park Place) , Les Carriel (Meadow Wild) **Proxy:** Whit Logan (Meadow Springs) – Phil Tisovec, **Not Present:** Bill Chambers (Ptarmigan), John Jensen (Quail Meadows), **Non Voting Attendance:** Robyn Bailey

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

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

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

**4) Old Business:**

- a) **Locks on Boats/Notice Letter:** We have installed a main cable that has a combination lock. Each boat owner can then lock up to the cable. There was some debate about how to monitor each individual locks. We need to be able to identify whose boats belong to whom, and if they association members. Jerry stated that most boats have a serial number somewhere. Les thought it would be best if we bought the locks with a combination people loose key. We could number the locks so we can keep track of the boats. We need to post a sign stating the rules.



**b) Lakes**

- i) **Leak:** Les reported that the North East drain on the large lake was leaking. There are two pre-cast concrete boxes that are stacked together. When the water freezes it can cause them to shift. One side shifted this winter however it is not leaking now. Les has called Cross Marine to look at the drain when they can. This drain is an inch and a half higher so the water doesn't flow all the time.
- ii) **Lakes:** Gaylynn has met with Chris Hemmingway and they have created a calendar for when the little lake will be treated. Gaylynn reminded us all that this year could be an expensive year. We have had a warm winter and not a lot of moisture. The sun has already warmed our lakes and the little lakes weeds are out earlier than usual.
- iii) **The peninsula area has become a hang out for kids.** We need to have two signs made stating No Camping No fires Sheriff will be called. Also the beach needs more gravel added to it and sloped into the water for a better ramp area. Pea gravel would work best as long as it isn't fractured round pea gravel.

**c) Manager Report:**

- i) **Dam safety report sent:** This report was updated and sent to the State official
- ii) **Drains:** Greenleaf has started to clean the drains.

iii) **Doggie stations installed:** Two new stations were added to the big lake park. One at the parking entrances the other on the North West area at the park.

iv) **Annual assessments Due May 15, 2015:** A reminder that the assessment is due May 15, 2015.

v) **Little Lake Dam:** Robyn reported that voles have done considerable damage to the new sod on the east side of the dam. Voles are not deep diggers more surface however the inspector will notice it.

d) **SSSFHOA lot 104:** We do not know the amount collected, the lot was deeded over to Snyderville Rec. Dept. in 2003. Robyn will research this number.

#### 5) **New Business:**

a. **Parking at Parks:** It has been noticed that there have been cars parking / stored in the park parking lots. Robyn was asked to make up stickers that can be put on the cars.

b. **Willow Bend East:** Frank Suggett from the Willowbend East HOA asked that we all let our HOA member know that the trail access through their property was voted on and it did not pass. The bridge from WBE property to the trail has been removed. He asked that we don't use this access and respect their property.

#### 6) **Other:**

a. **Bench Committee Coming:** Susan Paterson & Kathy Sturgis came to present the bench for Susan Eckstein. We discussed that the Masters would have the right to remove the bench in the future if needed; and

those who install the bench shall be responsible for maintaining the bench in the future (re. repairs, graffiti removal). For liability reasons we need it to be built solid, we should have plans with some kind of footing system so it will not fall over. We have approved the idea and final approval will be given after the plans have been sent.

7) **Confirm Next Meeting: May 12, 2015**

May 12, 2015  
Date of Approval

Nancy M. Samson  
Nancy Samson, Secretary/Treasurer

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**Silver Springs Masters Homeowner's Association  
Board of Trustees Meeting  
Tuesday May 12, 2015  
Minutes**

**Confirm Quorum:** Phil Tisovec (Silver Meadows), Ron Duyker (South Shore), Paul Stangeland (SSSFHOA), Les Carriel (Meadow Wild) **Proxy:** Whit Logan (Meadow Springs) – Phil Tisovec, Nancy Samson (Quail Meadows Town Homes)- Phil Tisovec, Gaylynn Mooney (North shore)- Les Carriel **Not Present:** Bill Chambers (Ptarmigan), John Jensen (Quail Meadows), Jerry Harwood (Willowbend West), Frank Suggett (Willowbend East), Chuck Mercier (Park Place) **Non Voting Attendance:** Robyn Bailey

**1) Meeting to Order: 6:45p.m.**

**Approve April Minutes:** Ron motioned to approve the March minutes. Phil seconded the motion. Motion passed

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

**2) Old Business:**

- a) **Locks on Boats/Notice Letter:** The group went over the letter and made a few minor changes, the signage for the post was agreed on, and we now have 14 locks that are available for the water craft to be hooked up to.
- b) **Lakes:** Gaylynn is in the process of getting more fish. Les and Gaylynn have been working on a way to equal the level of both drains on the Big Lake. Right now they have 2x4's and a brick and it is working alright. They may

want to try angle iron. Ron reminded us that we still need to put a weir in to measure the amount of water that Mt. Regional agreed to in the agreement. Ron motioned to investigate the weir and water rights between the nursery and Mt. Regional lake agreement. Phil seconded the motion, the motion passed.

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

**c) Wandering Dog:** It was suggested that we put a sticker on unattended animals. Robyn will work with Phil to put together a letter to the owners of the unattended dogs.

**d) Manager Report:**

**i) Signs:** Robyn has been working on getting the signage done for the peninsula park area “no camping” and for the water craft storage. They should be done soon.

**ii) Parking Notices:** Les called PC Towing and they will patrol our lots at both parks for free. Robyn suggested that we try the stickers first and then have them towed. The sticker wording is the same as what we have posted.

iii) **Annual assessments Due May 15, 2015:** Only three HOA's have not paid yet. Meadow Springs has made a partial payment and have asked for an extension.

iv) **SSSFHOA lot adjustment:** SSSFHOA has requested a refund for lot 104 since they no longer considerate a lot since Snyderville Basin Rec purchased the property for a trail connector. Phil motioned we refund them the money at \$2,357.00 Ron seconded the motion. The motion passed Robyn will send them a new invoice with 188 lots for 2015.

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

v) **Neighbor kids:** Robyn reported that there is a group of children building forts in-between the stream and the basketball court. She expressed concern over glass bottles, ropes left in trees and holes dug. She just wants to make sure they are safe.

### 3) **New Business:**

a) **Party: Aug 22, 2015 is the neighborhood party.** Robyn will talk to Dave Nicks about power.

**b) Notification:** The new law goes into effect July 1 that every HOA has to notify members of the dates to all meetings via email if requested. We have our meetings listed on our web site. The Masters does not have individual names, addresses or numbers.

**4) Concluded meeting 8:05p.m.**

**5) Confirm Next Meeting: June 9, 2015**

June 9, 2015  
Date of Approval

Nancy M Samson  
Nancy Samson, Secretary/Treasurer

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**Silver Springs Masters Homeowner's Association  
Board of Trustees Meeting  
Tuesday June 9, 2015  
Minutes**

**1) Confirm Quorum:** Phil Tisovec (Silver Meadows), Paul Stangeland (SSSFHOA), Nancy Samson (Quail Meadows Town Homes), Chuck Mercier (Park Place) , Les Carriel (Meadow Wild), Jeremy Innis (Quail Meadows) **Proxy:** Whit Logan (Meadow Springs) – Phil Tisovec, Ron Duyker (South Shore)- Phil Tisovec, Gaylynn Mooney (North Shore)- Les Carriel, **Not Present:** Bill Chambers (Ptarmigan), Jerry Harwood (Willowbend West), Frank Suggett (Willowbend East),  
**Non Voting Attendance:** Robyn Bailey

**2) Meeting to Order: 6:39p.m.**

**3) Approve May Minutes:** We adjusted the minutes to accurately reflect the new state law regarding notification. Phil motioned to approve the May minutes as corrected minutes. Les seconded the motion. Motion passed

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

**3) Old Business:**



- a) **Locks on Boats/Notice Letter:** We reviewed the notice /letter one last time. Robyn will send an email to everyone with the letter and they can decide if they want to mail the letter or email to their members.
- b) **Lakes:** Water is coming through the lakes this spring; Les has been working on equalization of the large lakes drains. The fish people have not been answering Gaylynn's calls. There has been a request to have buoys set up for a paddle board course. Our group was ok for them to try it out as long as there were no complaints. There are two different types of weirs we are looking into. There is a weir by Quarry Mt / Snyderville recreation trail that has all the bells and whistles. It is electronic and it measures the water hourly. There is a basic weir that is just the cement box and you would have some one measure the water hourly. It is unknown how much the two types of weirs are. Les will talk with a civil engineer to look into it. The Lake agreement does state that we will install a weir.
- c) **Wandering Dog Letter:** We looked at the proposed dog letter and decided it looked good we need to add the date and the approximate time the animal (s) were at large and the letter is good to go.
- d) **Manager Report:**
- i) **Signs:** Robyn has the no camping signs and the water craft sign will be finished soon. She will have them posted.
  - ii) **Parking Notices:** Robyn passed out the red stickers she had made up they state what we have posted at the parking lot of both parks. They

will serve as a reminder that there is no over night parking or storage at the park. If the vehicle or trailer is still there then we will have it towed.

- iii) **Annual Assessments:** Everyone has paid there assessment except Meadow Spring and they have requested more time.
- iv) **SSSFHOA lot adjustment:** We have the over payment check for SSSFHOA signed today and we will mail it to PMA tomorrow.
- v) **North Shore Entrance:** There is a water leak on Mt. Regional side of the meter. Mt Regional is looking into the leak and will let us know what is expected. There is a dead Aspen that need cutting down too.
- vi) **Doggie Stations:** The doggie stations are being used a lot and that should help our park.

4) **New Business:**

5) **Other:** We will add the time on our agenda and minutes.

6) **Confirm Next Meeting: July14, 2015** Many people are going out of town so this date may change or we might skip July. We will keep you all posted.

7) **Adjourned:** 7:25p.m.

9/8/15  
Date of Approval

Nancy M Samson  
Nancy Samson, Secretary/Treasurer

**Board of Trustees Meeting  
Tuesday August 11, 2015**

Notes

- 1) **Confirm Quorum:** No Quorum met. Phil Tisovec (Silver Meadows), Paul Stangeland (SSSFHOA), Nancy Samson (Quail Meadows Town Homes), Whit Logan (Meadow Springs), Ron Duyker ( South Shore) **Proxy:** Les Carriel (Meadow Wild) – Paul Stangeland **Not Present:** Bill Chambers (Ptarmigan), Jerry Harwood (Willowbend West), Frank Suggett (Willowbend East), Gaylynn Mooney (North Shore), Chuck Mercier (Park Place) and Jeremy Innis (Quail Meadows) **Visitors:** Elizabeth Fetter (North Shore) & John Mitchell (Trustee of Dick Mitchell SSSFHOA)
- 2) **Meeting to Order: 6:42p.m** No meeting occurred we had two visitors come and we listen to their concerns.
- 3) **Approve June Minutes:**
- 4) **Old Business:**
  - a) Locks on Boats/Notice Letter/Update:
  - b) Lakes:
  - c) Manager Report:
    - i) Signs:
    - ii) Parking Notices:
    - iii) Annual Assessments:
- 5) **New Business:**
  - a) Open Space - Creek Easement improvements:
- 6) **Other:**

a) John Mitchell came to the meeting to discuss the creek / drainage area by his late father's house. This open area is found between Meadows Connection and Silver Springs Dr. This area does not have a property I.D. John family thought it would be great to make this area a memorial to his father and he went to the county and filed an affidavit on the open space for a park. Phil stated that he has been looking into the property and he advised John to revoke the document since ownership is not clear. Phil said he will continue to look into the ownership. The people present suggested to John he put a bench with Dicks name on it. No water is at this site and this makes landscaping difficult, trees and bushes even the natural landscaping needs water.

b) Elizabeth Fetter came to express concern about the park being handicap accessible. She owns a home in Heather Lane and tries to enjoy the park with her dog. The gravel walk areas are not easy to maneuver with her wheelchair and getting from the parking lot to the beach is not easy for her. The group was happy to hear her input and we will all look at a hard pack surface that would be better for wheelchairs and strollers.

**7) Confirm Next Meeting: Sept.8, 2015**

9/8/15

**Date of Approval**

Nancy M Samson

**Nancy Samson, Secretary/Treasurer**

**Silver Springs Masters Homeowner's Association  
Board of Trustees Meeting  
Tuesday September 8, 2015  
Minutes**

**1) Confirm Quorum:** Phil Tisovec (Silver Meadows), Gaylynn Mooney (North Shore), Rick Hovey (SSSFHOA), Ron Duyker ( South Shore), Jerry Harwood (Willowbend West), **Proxy:** Les Carriel (Meadow Wild) – Gaylynn Mooney, Whit Logan (Meadow Springs) -Phil Tisovec, Chuck Mercier (Park Place) – Phil Tisovec, Nancy Samson (Quail Meadows Town Homes) – Phil Tisovec **Not Present:** Bill Chambers (Ptarmigan), Brenda Lake ( Willowbend East) and Jeremy Innis (Quail Meadows) **Non Voting** – Robyn Bailey

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

**Approve June Minutes and August Notes:** Ron motioned to approve the Junes minutes as corrected minutes. Phil seconded the motion. Motion passed

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

We adjusted the notes to clarify the open space area by Meadows Connection. Phil motioned to approve the August notes as corrected. Ron seconded the motion. Motion passed

|                |   |                |     |               |   |
|----------------|---|----------------|-----|---------------|---|
| Meadow Springs | Y | Meadow Wild    | Y   | Northshore    | Y |
| Park Place     | Y | Ptarmigan      |     | Quail Meadows |   |
| QMTM           | Y | Silver Meadows | M Y | Single Family | Y |

|            |     |                    |  |                    |   |
|------------|-----|--------------------|--|--------------------|---|
| Southshore | S Y | Willowbend<br>East |  | Willowbend<br>West | A |
|------------|-----|--------------------|--|--------------------|---|

### 3) Old Business:

a) **Locks on Boats/Notice Letter/Update:** This program is going well we think we may need to have a better launch area with weed barrier and gravel.

Robyn will get bids for both areas.

b) **Lakes:** Gaylynn stated that we have replaced compressors to both Lakes.

Gaylynn will be adding a new aerator to the inlet for the fish on the little lake this fall. The little lake has 6 valves and 5 are working. This year has been hard for the weeds in the Lakes. The ice melted in Feb. and then the really hot spell in June. It could be a big winter kill for fish this next winter. Gaylynn decided not to purchase fish this year and to roll them into next year's budget.

c) **Manager Report:**

i) **Signs:** the signs are up.

ii) **Parking Notices:** The stickers have been passed out.

iii) **Annual Assessments:** Every association has paid.

### 4) New Business:

a) **Open Space - Creek Easement improvements:** John Mitchell wants a memorial for Dick Mitchell his father on the open space next to his home on Meadows Connection. They recorded an affidavit at the county. The Masters HOA has put money into this corner, just last year we lined the stream to

protect the water loss. This area has been used as a staging area for the Little Lake twice in the past five years. Dick Mitchell's house is now under contract and John Mitchell has not rescinded the affidavit. This needs to be disclosed. Jerry suggested we hire an attorney and have it surveyed too. Phil has talked with Ted Barnes and he suggested he go to the county to check the minutes. Phil said he found a warranty deed with an exhibit. It was called open space (common area) County suggested we get a lawyer to get it platted. Phil will continue to look at the paper work.

- b) **Wheel Chair Accessible Park:** Having a wheelchair assess to the Big Lake Park is the right thing to do. We will check into different types of material hard pack, cement, and asphalt. Robyn will get bids.
- c) **HWY224 tunnel/walkway:** The paper had an article about the tunnel/bridge over 224HWY. As a community we need to make our voice heard. Ron will meet with the Sun Peak people that our spear heading this effort.
- d) **Start 2016 Budget:** Robyn passed out a rough draft of 2016 to look at and think about over the next month.

**5) Other:**

- a) **Water flow meter:** Phil found a meter/measuring device on the internet. We may want to consider it. Part of the Lake agreement is for us to install a measuring device. We will ask Mike Lurers to look at it. HOB0 water level data deluxe kit (13) \$1,137.00
- b) **Letter From State:** We received a letter from the Dept. of Natural Resources

stating that they inspected the area where a new home is being built on Aug5, 2015 and that based on their observation and measurements the excavation doesn't appear to encroach on the dam.

- c) **Annual Party:** SSSFHOA has requested \$200.00 more for the party. They are asking for \$1,000.00 total for the August party. All present thought that this was a reasonable request and we will pay \$1,000.00

**Confirm Next Meeting: Oct.13, 2015 Nov.10, 2015 and Look for the Annual Meeting either Dec.1 or 8, 2015 Robyn will call**

*11/19/15*

**Date of Approval**

*Nancy M Samson*

**Nancy Samson, Secretary/Treasurer**

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**Silver Springs Masters Homeowner's Association  
Board of Trustees Meeting  
Tuesday October 13, 2015  
Minutes**

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

**2) Meeting to Order: 6:37p.m.**

**3) Approve Sept. Minutes:** Whit motioned to approve the Sept. minutes as corrected minutes. Nancy seconded the motion. Motion passed

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

**4) Old Business:**

a) **Open Space - Creek Easement improvements:** Our legal counsel said there were a few options available. 1. Leave property as is. 2. Root of Title (notice of interest) takes 40 years. 2a. Trace the conveyance path and quitclaim if needed. 3. Quiet title action – go to court could cost thousands of dollars. In the meantime: Go to the County and ask what it would take to get the open

space properly ID. We would like to start with talking to the neighbors west of the stream to formalize the open space with the county. Phil and Robyn will talk with them this next month.

- b) Wheel chair accessible park:** Robyn has talked with two contractors from Mt. Trails they will get back by Nov. We will ask them for several options and meet with Elizabeth Fetter for her input.
- c) HWY224 tunnel/walkway:** The county has put this on the back burner. Ron will still keep in touch with the people in Sun Peak.
- d) 2016 Budget:** We went over the propose budget line by line to see what expenses will be for next year. South Shore would like the lake maintenance to be labeled better (i.e. fish, chemicals, and aerators).
- e) Water flow measuring devise:** Ron has asked if the nursery is measuring the water they are taking. Marty Gee said they don't measure the amount PC Nursery takes and that it would be a Weber Water District issue. \$ 1,500.00 for a device seems like a reasonable price to start measuring the water.
- f) Manager Report:**
  - i) Lights/Power:** We have had problems with the power at the Big Lake Park. Rocky Mt. Power has been working on the voltage levels. We have had a few lights out Robyn is working with Dave Nicks.
  - ii) Little Lake Dam maintenance:** Robyn reported that we cleaned the dam of weeds and sprayed them last month. There is vole damage and we need to try to get rid of them. We will try the sound devices that

seem to have worked for other HOAs. Robyn will buy 10 of them and let the neighbors know what we are doing with them.

**iii) Annual Meeting date:** Robyn has been trying to talk with Becky over the date. We will try for Dec.8, 2015

**5) New Business:**

**a) Tennis Courts:** The tennis court gate needs fixed it needs a pin or a spring and we need to change the gate code as it appears non-members are using the courts. We should also have the Tennis Company look at our courts to see if they need maintenance. Whit's HOA needs to finalize the title issue on their court.

**6) Other:** Robyn will get the minutes up to date on the website. Website verbiage for the tennis park code needs a disclaimer stating this is for your personal use and it should not be published outside of association members' access.

**7) Confirm Next Meeting: Nov.10, 2015**

**8) Adjourned: 8:15 p.m.**

11/19/15

**Date of Approval**

Nancy M Samson

**Nancy Samson, Secretary/Treasurer**

**Silver Springs Masters Homeowner's Association  
Board of Trustees Meeting  
Tuesday November 10, 2015  
Minutes**

- 1) **Confirm Quorum:** Phil Tisovec (Silver Meadows), Paul Stangeland (SSSFHOA), Gaylynn Mooney (North Shore), Les Carriel (Meadow Wild), Laurie Moldawer (Quail Meadows) **Proxies:** Nancy Samson (Quail Meadows Town Homes) – Phil Tisovec, Ron Duyker ( South Shore) – Les Carriel, Chuck Mercier (Park Place) – Phil Tisovec **Not Present:** Bill Chambers (Ptarmigan), Brenda Lake ( Willowbend East), Whit Logan ( Meadow Springs), Gerald Harwood (Willowbend West) **Non Voting** – Robyn Bailey
- 2) **Meeting to Order: 6:40p.m.**
- 3) **Approve Oct. Minutes:** Phil motioned to approve the Oct. minutes as corrected and stricken. Les seconded the motion. Motion passed

|                |   |                 |        |                 |   |
|----------------|---|-----------------|--------|-----------------|---|
| Meadow Springs |   | Meadow Wild     | S<br>Y | Northshore      | A |
| Park Place     | Y | Ptarmigan       |        | Quail Meadows   | Y |
| QMTM           | Y | Silver Meadows  | M Y    | Single Family   | Y |
| Southshore     | Y | Willowbend East |        | Willowbend West |   |

4) **Old Business:**

- a. **Open Space - Creek Easement improvements:** Lots 172 &173 are closest to this non platted parcel; Phil is actively working on this by researching documents and getting legal advice.

**b. Accessible Park:** Robyn has met with two trail contractors and they will get back with her.

**c) 2016 Budget:** The group went line by line to determine our 2016 assessment. We talked a lot about the current dues and what should be put in reserve.

**d) Water flow measuring devise:** We will put money into 2016 budget for the water measuring device.

**e) Manager Report:**

**i. Lights/Power:** Rocky Mt Power has replaced a neutral line for the Big Lake Park. They have been working on it since Aug. Our electrician has been working on our street lights. He has discovered that they no longer make the ballast for our lights. We are now looking at LED lights to replace them in the future. We are looking for a bulb that will fit.

**ii. Annual Meeting date:** Dec. 8, 2016 at St. Lukes 6:30 – 8:30

**5) New Business:**

**a. Annual Meeting Agenda and Assignments:** Over view: Phil, Budget: Nancy, Lake: Gaylynn, Park Projects - Paul

**6) Other:** The group reviewed plans for landscaping that could affect the dam profile. We will continue to monitor this in the spring.

**7) Future Water Way Meeting:** There are a lot of new owners around our water ways. We were discussing having an informational meeting in March to help us

all understand our Lakes and streams better. We will ask at the annual meeting in Dec. if members would be interested in having a Water Way Meeting.

**8) Confirm Next Meeting: Dec 8, 2015**

**9) Adjourned: 8:10p.m.**

12/8/15

**Date of Approval**

Nancy Samson

**Nancy Samson, Secretary/Treasurer**

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