

Silver Springs Master Homeowner's Association Board of Trustees Meeting Minutes

Tuesday, January 12, 2016

I. Confirm Quorum:

HOA	HOA Name	Representative	Present?	Proxy
MS	Meadow Springs	Whit Logan	Proxy	Phil Tisovec
MW	Meadow Wild	Les Carriel	Yes	
NS	Northshore	Gaylynn Mooney	No	
PP	Park Place	Chuck Mercier	No	
PT	Ptarmigan	Bill Chambers	No	
Q1	Quail Meadows	Sean Kay	Yes	
QT	Quail Meadows TH	Nancy Samson (ST)	Yes	
SM	Silver Meadows	Phil Tisovec (P)	Yes	
SF	Silver Springs Single Family	Tracey Douthett	Yes	
SS	Southshore	Ron Duyker	Yes	
WE	Willowbend East	Brenda Lake	No	
WW	Willowbend West	Gerald Harwood	No	

Also Present (non-voting): Robyn Bailey (Manager)

II. Call to Order: 6:35 pm

III. Approval of minutes from last meeting: Les motioned to approve the December minutes with any changes noted. Ron seconded the motion. Motion passed.

MS:	Y	MW:	M Y	NS:		PP:	
PT:		Q1:	A	QT:	Y	SM:	Y
SF:	Y	SS:	S Y	WE:		WW:	

M = Motion, S = Second, Y = In Favor, N = Opposed, A = Abstain

IV. Open issues:

a) **2016 Budget:** Phil motioned to approve the 2016 budget of \$98,905 with the addition made for holiday lights. Les Carriel seconded the motion. Motion passed.

MS:	Y	MW:	S Y	NS:		PP:	
PT:		Q1:	Y	QT:	Y	SM:	M Y
SF:	Y	SS:	Y	WE:		WW:	

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b) **Wheeled accessible park:** Robyn reported on the two bids: one for compact road base at \$2,000.00, the other concrete at \$5,000.00. The group discussed which would work best for our community considering ongoing maintenance costs, winter use, tree root heaves, etc. A paver-type option was discussed which could be looked into if the road base option doesn't hold up. Phil motioned to approve the road base for the trail from the parking lot to the beach steps, not including the section by the playground. Ron seconded the motion. Motion passed.

Silver Springs Master Homeowner's Association Board of Trustees Meeting Minutes

Tuesday, January 12, 2016

MS:	Y	MW:	Y	NS:		PP:	
PT:		Q1:	Y	QT:	Y	SM:	M Y
SF:	Y	SS:	S Y	WE:		WW:	

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- c) **Open Space/Creek Easement improvements:** Nothing to report.
- d) **Water flow measuring:** Cost for a measuring device (<\$1,500) was included in our 2016 budget and was approved to be ordered. Phil will order and look to install/monitor. We still plan to work with Mt. Regional, Summit Water and Weber Water District.
- e) **Manager Report:**
 - i) **Lights/Power:** We have changed out the Willow Loop light/ballast to an LED bulb system. The light is softer, is aesthetic and will last a lot longer. Plan to upgrade other streetlights to this LED system as they fail. We have also put a GFI outlet at the base of the south entrance sign to facilitate holiday or other lighting. The previous outlets there were non-functional.
 - ii) **Doggie Bags:** Will continue to be stocked through winter.
 - iii) **Trash Cans:** The trash service will be suspended until the snow melts as they become difficult to pull to the curb. The big lake park can is broken and is getting replaced.

V. New Business:

- a) **Holiday Lights at South Entrance:** Les secured two bids for putting holiday lights through the winter season at the south entrance by the bank. Bids were similar and include a one-time purchase of the lights (\$1,708) and a recurring install/remove fee (\$1,529) plus tax which includes off-season storage. Ron motioned to approve lighting using this Brite Nites bid starting next season. Tracey seconded. Motion passed.

MS:	Y	MW:	Y	NS:		PP:	
PT:		Q1:	Y	QT:	Y	SM:	Y
SF:	S Y	SS:	M Y	WE:		WW:	

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- b) **SSSFHOA "Wish List" for Masters:** Tracey brought a suggestion of items their HOA would like to see from the Masters:
 - i) Master Plan the big lake park, including the beach areas, using a professional landscape architect or planner. The plan looks forward, long-term, and can be phased according to the overall Concept. Note that some work is already out for bid and planned this spring. The board would like suggestions on planners, maybe we have some in our neighborhood.
 - ii) Holiday lighting at south entrance (see above).

**Silver Springs Master Homeowner's Association
Board of Trustees Meeting Minutes**

Tuesday, January 12, 2016

- iii) Commit to revisiting, revamping and/or bringing the Masters governing documents up to date. Phil is continuing to look into this and committed to having action on this during 2016 and will likely need some help.
- iv) As per best practice (about every 5 years), bid out the management and maintenance contract of the common areas to ensure we're getting competitive rates and service.
- v) Update the Masters website as some users find it confusing. To help develop a better site, the board would like to ask for details on functions the site should or should not have and what exactly are the frustrations with the current site.

VI. Confirm Next Meeting: Tuesday, February 09, 2016

VII. Adjournment: 7:40 pm

3/8/16
Date of Approval

Nancy M. Samson
Nancy Samson, Secretary/Treasurer

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