

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

Tuesday, January 10, 2017

I. Confirm Quorum:

HOA	HOA Name	Representative	Present?	Proxy
MS	Meadow Springs	Whit Logan	Proxy	Paul Stangeland
MW	Meadow Wild	Les Carriel	Yes	
NS	Northshore	Gaylynn Mooney	Proxy	Les Carriel
PP	Park Place	Kelly Vendetti	Yes	
PT	Ptarmigan	Guy Greider	Yes	
Q1	Quail Meadows	Dolly Makoff	Proxy	Robyn Bailey
QT	Quail Meadows TH	Nancy Samson (ST)	Yes	
SM	Silver Meadows	Phil Tisovec (P)	Proxy	Paul Stangeland
SF	Silver Springs Single Family	Paul Stangeland	Yes	
SS	Southshore	Todd Rooney	Yes	
WE	Willowbend East	Brenda Lake	No	
WW	Willowbend West	Gerald Harwood	No	

Also Present (non-voting): Robyn Bailey (Manager), Allison Dittmer (SSSFHOA representative).

II. Call to Order: 6:40 pm

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

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

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

IV. Open issues:

- a) **2017 Budget:** There were a few inconsistencies with the draft 2017 budget. Consult with Phil and table to next meeting.
- b) **Lakes:** Everything is calm. The drains are flowing and clear. So far there are no problems.
- c) **Streams:** Southshore is planning to follow up with the nursery to insure they are still planning on metering their water in the future.
- d) **Manager Report:** Robyn will continue to service the doggie bags through the winter.

V. New business:

- a) **Officers:** Documents state to hold elections for 2-year terms after annual meeting. Les motioned to defer until next meeting. Guy seconded. The motion passed.

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

Tuesday, January 10, 2017

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

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- b) **Governance:** We need to officially review our reserve study this year. Also to have our governing documents looked at and we might need to change our legal name.
- c) **Tennis Park Parking:** We need to monitor the parking there. It is getting out of control. We may need use it for snow storage and we may have to start towing cars.
- d) **Fire Hydrants:** Any located in common areas may need dug out.
- e) **New trail along Hwy 224 (blue roof area):** Southshore has asked the county to make sure the erosion is taken care for safety reasons so no one can fall into the stream from that area. Bob Radke from Snyderville Basin Recreation sent a letter back confirming they are looking into this concern. We also wondered if anyone knew about the petition from the state about painted turning lanes at the Northshore entrance.

VI. Confirm Next Meeting: Tuesday, February 14, 2017

VII. Adjournment: 8:55 pm

April 11, 2017
Date of Approval

Nancy M Samson
Nancy Samson, Secretary/Treasurer

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

Tuesday, February 14, 2017

I. Confirm Quorum:

HOA	HOA Name	Representative	Present?	Proxy
MS	Meadow Springs	Whit Logan	Yes	
MW	Meadow Wild	Les Carriel	Yes	
NS	Northshore	Gaylynn Mooney	Proxy	Les Carriel
PP	Park Place	Nancy Sherman	Proxy	Robyn Bailey
PT	Ptarmigan	Guy Greider	Proxy	Robyn Bailey
Q1	Quail Meadows	Dolly Makoff	No	
QT	Quail Meadows TH	Nancy Samson (ST)	Yes	
SM	Silver Meadows	Phil Tisovec	Yes	
SF	Silver Springs Single Family	Paul Stangeland	Proxy	Phil Tisovec
SS	Southshore	Don 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: 6:40 pm

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

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

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

IV. Open issues:

- a) **2017 Budget:** Ron motioned that we accept the proposed 2017 budget with the \$20,000 correction. Les seconded and motion passed.

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

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

- b) **Lakes:** Our lakes are doing great so far and the weighted aerator pipe is doing its job. There hasn't been any odor from the connecting stream. A home on Northshore Court will be a major remodel with landscaping. We have given the information to the new homeowner concerning the dam and maintaining the profile and what is allowable to be planted on the dam.

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Tuesday, February 14, 2017

- c) **Manager Report:** 2017 assessments were just mailed to each HOA. Thank you to Les for the great job on the main entrance by adding wreath decorations. Robyn is concerned that the Northshore entrance lights are not on. Les will check the breaker.

V. New business:

- a) **Officers:** Les nominated Phil to remain President, Paul to remain Vice President and Nancy to continue as Secretary/Treasurer. Ron seconded, all in favor.
- b) **Parking at Tennis Park:** Continues to be a problem with many cars remaining overnight. Robyn will order more no parking stickers which seem to help.
- c) **Web Site:** We need to upload the minutes to the site. Access seems to also be a problem. Robyn and Phil have not received notices for new access, but checked that the request function is indeed working.

VI. Confirm Next Meeting: Tuesday, March 14, 2017

VII. Adjournment: 7:40 pm

April 11, 2017
Date of Approval

Nancy M Samson
Nancy Samson, Secretary/Treasurer

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

Tuesday, March 14, 2017

I. Confirm Quorum:

No quorum, therefore no meeting or minutes.

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

Tuesday, April 11, 2017

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	Nancy Sherman	Proxy	Les Carriel
PT	Ptarmigan	Guy Greider	No	
Q1	Quail Meadows	Dolly Makoff	Yes	
QT	Quail Meadows TH	Nancy Samson (ST)	Yes	
SM	Silver Meadows	Phil Tisovec (P)	Yes	
SF	Silver Springs Single Family	Paul Stangeland (VP)	Proxy	Phil Tisovec
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: Ron motioned to approve the February minutes (no March meeting) with any changes noted. Phil seconded the motion. Motion passed.

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

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

IV. Old business:

a) Lakes:

- i) **Northshore wetlands:** The wetland area with the small drainage ponds near HWY 224 is wetter than usual and a resident on the far northwest corner in Northshore has some issues. Robyn met with the Army Corp of Engineers in March to discuss what could be done to try and reduce standing water in the resident's yard and to allow better drainage. Ashley Kraetsch is the regulatory project manager from the Bountiful office of the Corp of Engineers. She came to look and discuss solutions. She suggested that it could be "clean excavated" which means once the area has dried up it can be excavated and material taken off site. She said we would need to have a plan engineered and approved before anyone could work on the area. She thought would be late August to early fall when the area would be dry enough to work on. Robyn met with Ken DeINort, who has done excavation work for us in the past, to look at the site. The resident that is experiencing the water in their yard

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Tuesday, April 11, 2017

had a bid for excavating the area as well. Robyn reported that she also looked up past permits in the area, but the only thing the Corp had was the water retention pond behind Park Place and HWY 224 in 1992. Robyn will send the past report to Les and Phil for them to look at it and she will contact Derrick Radke to see if the county has any input concerning that area.

- ii) **Water and streams:** We had an early run off in March. Robyn met Gaylynn to clean the little lake drain. It was completely covered with material: twigs, plastic, toys, etc. Gaylynn opened up a small area to allow the water to flow through and it was monitored until it could be completely opened. Greenleaf has been cleaning the drains in the past, but they have never needed to clean the drains as early as March. They will be monitored and cleaned regularly until the season ends.
- iii) **Fish:** More fish than usual died off in the big lake this winter and we're not sure why. We'll need to look at replacing them.

b) Manager Report:

- i) **Accounts receivable update:** The 2017 assessments are due May 15.
- ii) **Doggie stations:** They are being used and regularly serviced.

c) **Big Lake Park:** Robyn met with Ken DeINort on terracing the beach. His original bid of \$14,000 needed increased to \$16,800 due to the cost of the wood ties. Phil motioned to accept Ken's bid and to start work on the park as soon as practical which would allow enjoyment for the summer season. Nancy Samson seconded the motion. Motion passed.

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

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- d) **Web Site:** Phil reported that the website has been updated to the new, better design and the content reduced and simplified. The old banner photos were not compatible with the new site, so we need new high-resolution photos. Our homework is to access the site and report back on issues or suggestions.
- e) **Reserve Study:** Paul has been looking for companies that may have knowledge about lakes and dams. Phil is working with Paul on this and will have bids for next meeting.

V. New business / Other:

- a) **Parking Stickers:** We have a new batch for anyone to use when cars are parking at the parks in violation.

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Board of Trustees Meeting Minutes**

Tuesday, April 11, 2017

- b) **Unclaimed Parcel:** Phil met with an owner in Park Place who has a real property background and volunteered to help investigate the parcel on the corner of Meadows Connection and Silver Springs. Once we determine who has rightful claim to that area, we can proceed with keeping it safe and from becoming an eyesore.

VI. Confirm Next Meeting: Tuesday, May 09, 2017

VII. Adjournment: 7:50pm

June 13, 2017
Date of Approval

Nancy Samson
Nancy Samson, Secretary/Treasurer

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

Tuesday, May 09, 2017

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	Proxy	Les Carriel
PP	Park Place	Nancy Sherman	Yes	
PT	Ptarmigan	Guy Greider	Proxy	Robyn Bailey
Q1	Quail Meadows	Dolly Makoff	Yes	
QT	Quail Meadows TH	Nancy Samson (ST)	Proxy	Les Carriel
SM	Silver Meadows	Phil Tisovec (P)	Yes	
SF	Silver Springs Single Family	Allison Dittmer	Proxy	Phil Tisovec
SS	Southshore	Ron Duyker	Yes	
WE	Willowbend East	Brenda Lake	No	
WW	Willowbend West	Gary Lichtensteiger	Yes	

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

II. Call to Order: 6:35 pm

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

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

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

IV. Old business:

a) **Lakes:**

- i) **Northshore wetlands:** The board will seek legal counsel to determine what the Masters is responsible for on this wetland parcel. Les will talk with Lincoln Hobbs to get his opinion.
- ii) **Fish:** Gaylynn has ordered more fish for the lakes, costing about \$250.00 more than last year.
- iii) **Drains:** Les would like to have the big lake drains cleaned 3 times a week to make sure they are open so water can flow this spring. This is a potential safety issue with high runoff.

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

Tuesday, May 09, 2017

b) Manager Report:

- i) **Accounts receivable update:** Only two HOAs have not paid, but they should both have checks submitted soon.
- ii) **Park Maintenance:** A new ash can is needed and was ordered, noting the shipping was very expensive. The grill trays will be worked on as they need some attention.
- c) **Big Lake Park:** This terracing project is almost finished and people are already enjoying the beach more by sitting on the terraced ties. The sprinklers will need additional lines added at a cost of about \$1,000.00 per line (may need 3). Robyn will check on costs for sod and seed. We will also sod or seed the volleyball court at the same time.
- d) **Web Site:** We need new photos. Allison noted the dam emergency plan on the site was outdated. Phil and Robyn will get it updated along with ensuring other docs are current.
- e) **Reserve Study:** There are two companies that gave us quotes: Complex Solutions and Facilities Advisors. At least two other companies used by Masters or other neighborhood HOAs in the past were defunct. Complex Solutions quoted \$2,200.00 with 7 week turnaround after a July visit and Facilities Advisors asked for \$1,400.00 with a shorter overall turnaround. Les motioned to hire Facilities Advisors, Allison seconded and all in favor.

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

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

V. New business / Other:

- a) **Nursery watering:** The nursery has applied for a water right change application with the state involving the location of their water source, not the amount. The Masters has talked with water attorney Craig Smith and he recommended we file a protest that states the water needs to be metered/measured at the source and that metering is overseen by a Water Engineer. Craig originally wrote a protest letter with South Shore as the client. We will change the document to have the Masters file the protest on behalf of residents since the quality of the lakes is at stake and therefore would affect the entire neighborhood. Les motioned to retain Craig Smith for \$1,000.00 as proposed for the legal work involving the protest. We also need a check to DWR for \$15.00 for a filing fee. Phil seconded the motion. Motion passed.

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

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- b) **Lakeside retaining wall at Howard property:** 1490 Lake Front Court. Since this doesn't affect Masters property, this is a SSSFHOA architectural review and Summit

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Board of Trustees Meeting Minutes

Tuesday, May 09, 2017

County issue. The only concern is that the lake area between adjacent properties should have the same profile for drainage reasons.

- c) **Water feature and landscape encroachment:** 1626 Park Place. The homeowner, Geran Williams was present. He inherited the water feature and landscaping from the previous owner not realizing using water from the lake is prohibited and that the landscaping encroaches onto Masters property (berm parcel). Geran would like to keep his water feature, but proposed using any water coming from his crawl space and recycling it instead of using lake water. His crawl space has water that may need to be drained to the lake with a French drain which would need to go through Master property. He is meeting with a landscape architect tomorrow and would like to put a few additional mature trees onto the berm property to help buffer sound from HWY 224. He would also like to explore purchasing the property or other options for the encroachment area on which the previous owner placed a water feature and landscaping.
- d) **Unclaimed Parcel:** Meadows Connection and Silver Springs Drive. Bill Salmon volunteered to look into ownership of this parcel. He spent time at the county records looking through the records from the original developer forwards and confirmed there is no record of it being fully transferred. In the documentation, it is clearly intended to be incorporated as part of the Masters. He recommends we get all parties involved together to resolve ownership. We should reach out to the previous owners (Mitchells) and/or the new owner and ask to withdrawal the affidavit which has complicated the issue. The Masters maintains the waterway that runs through this parcel and has an interest in keeping it from being an eyesore.

VI. Confirm Next Meeting: Tuesday, June 13, 2017

VII. Adjournment: 8:30pm

June 13, 2017
Date of Approval

Nancy M. Samson
Nancy Samson, Secretary/Treasurer

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

Tuesday, June 13, 2017

I. Confirm Quorum:

HOA	HOA Name	Representative	Present?	Proxy
MS	Meadow Springs	Whit Logan	Yes	
MW	Meadow Wild	Les Carriel	Yes	
NS	Northshore	Gaylynn Mooney	Proxy	Les Carriel
PP	Park Place	Nancy Sherman	Yes	
PT	Ptarmigan	Guy Greider	No	
Q1	Quail Meadows	Dolly Makoff	Proxy	Les Carriel
QT	Quail Meadows TH	Nancy Samson (ST)	Yes	
SM	Silver Meadows	Phil Tisovec (P)	Yes	
SF	Silver Springs Single Family	Allison Dittmer	Yes	
SS	Southshore	Ron Duyker	Yes	
WE	Willowbend East	Brenda Lake	No	
WW	Willowbend West	Gary Lichtensteiger	No	

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

II. Call to Order: 6:32 pm

III. Approval of minutes from last meeting: Les motioned to approve the May minutes. Phil seconded the motion. Motion passed.

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

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

IV. Old business:

- a) **Northshore wetlands:** Les met with Daniel Page (a UDOT engineer) and UDOT is redesigning the water drainage along 224. UDOT is slip lining culverts all the way from the Colony to Bear Hollow and some of the piping on the west side of Hwy 224 is changing. There are going to be two pipes that drain into the east side of the highway, potentially changing (possibly increasing) water flow into the big lake and wet lands.
- b) **Nursery watering:** Both the Masters and Mt. Regional have filed protests with Utah Division of Water Rights (UDWR) concerning the nursery's water rights, specifically for metering their allowed use. DWR did not have the correct address to serve the nursery as the nursery's application had the wrong address. Mike Drake is the regional engineer with UDWR who deals with unauthorized water use. Ron proposed we have Craig Smith reach out to Mike and possibly file a formal complaint as we have observed

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Board of Trustees Meeting Minutes

Tuesday, June 13, 2017

the nursery is still extracting water out of the stream. The nursery appears to have more inventory than ever this year. Ron will contact Craig to see what our next step should be.

c) **Lakes:**

- i) **Fish:** Les reported that our lakes have been stocked with sterile rainbow trout, approximately 160 in the little lake and 340 in the big lake.
- ii) **Water Quality:** Allison reported that she and her husband have had someone a look at our lake regarding quality and treatment approaches. They've worked with him at a similar, high elevation lake in Colorado. His primary recommendation is we need more aeration. He also met with Gaylynn and the two are communicating. Allison will get more information back to the board.

d) **Water feature and landscape encroachment at 1626 Park Place:** There are three issues: 1) Masters should not (or can not) sell property to homeowners, 2) Water can not be extracted from the lake for use by homeowners, such as by the water feature on the property. 3) Any landscaping, trees or irrigation should not encroach on master property. However, since landscaping generally improves appearance, we may be able to draft a plan to allow existing or proposed landscaping and irrigation with the caveat that the association may rescind approval at any time. We're still awaiting a landscape plan from the owner for review.

e) **Reminder for owners adjacent to Master property:** A registered letter was sent to all owners adjacent to master property reminding them about encroachment and what is allowable. We should resend and/or post on website.

f) **Manager Report:**

- i) **Accounts receivable update:** All HOAs have paid the 2017 assessment.
- ii) **Grills and ash container:** The ash can is ready to be installed. Robyn has hired someone to fix the grill trays.
- iii) **Big Lake Park:** Sod will be laid soon after irrigation is installed. Ron noticed a sizeable splinter at the west end.
- iv) **Irrigation:** The stop and waste valve leading to Ross Lloyd park needed replacing. Our back flow preventers had their yearly test/inspections performed.

g) **Web Site:** Looking to get good photos. Docs are mostly up to date, will continue to work on ensuring everything is current.

h) **Reserve Study:** We should have a draft by next meeting.

V. **New business:**

a) **Willowbend East bridge across stream:** A new bridge was installed, but taken out again. Their owners are voting to approve or not.

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Board of Trustees Meeting Minutes**

Tuesday, June 13, 2017

- b) **Park Place:** They are looking to see if any other HOAs have updated their architectural rules. Ron suggested they look at Southshore's since they recently updated theirs.

VI. Confirm Next Meeting: Tuesday, July 11, 2017

VII. Adjournment: 8:30 pm

July 11, 2017
Date of Approval

Nancy M Samson
Nancy Samson, Secretary/Treasurer

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

Tuesday, July 11, 2017

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	Proxy	Les Carriel
PP	Park Place	Nancy Sherman	Yes	
PT	Ptarmigan	Guy Greider	No	
Q1	Quail Meadows	Dolly Makoff	Yes	
QT	Quail Meadows TH	Nancy Samson (ST)	Yes	
SM	Silver Meadows	Phil Tisovec (P)	Yes	
SF	Silver Springs Single Family	Paul Stangeland (VP)	Yes	
SS	Southshore	Ron Duyker	Yes	
WE	Willowbend East	Brenda Lake	No	
WW	Willowbend West	Gary Lichtensteiger	No	

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

II. Call to Order: 6:34 pm

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

MS:	Y	MW:	MY	NS:	Y	PP:	Y
PT:		Q1:	Y	QT:	A	SM:	Y
SF:	Y	SS:	SY	WE:		WW:	

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

IV. Open issues:

- a) **Northshore wetlands:** Les met with an attorney, Lincoln Hobbs, who has been in the community for 40 years and has experience with water cases. He advises to start with a letter stating the Masters HOA has not done anything to cause the water to flood. There are several factors that could have caused more water this year: wetter winter, changes to HWY 224 culverts/drains. Phil motioned to have the attorney draft a letter to the homeowner for the board to review. The budget is set for \$1,000.00. Ron seconded the motion and all were in favor motion passed.

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Tuesday, July 11, 2017

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

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

- b) **Nursery Watering:** Southshore representatives came to the meeting to discuss water usage by the Nursery. The 60 day notice has come and gone and we are requesting that the DWR follow through to ensure that a measuring device is installed. Phil will contact Craig Smith for status update and recommendations.

- c) **Lakes:** The lakes look good right now, but the weeds are coming soon. The Dittmers' lake resource from Colorado is working with Les and Gaylynn on a few ideas for water quality. He believes the lakes are in the latter part of their life cycle. There is a lot of vegetation on the bottom of the Lakes. It is his opinion that we need more aeration in both lakes, possibly even double the current amount. An idea is to take the aeration system from the large lake to the little lake and have two pumps for the large lake. We could add another pump from the vault and continue to use the peninsula for the other. Gaylynn is willing to write a grant to try and cover some of the costs.

- d) **Manager Report:** Big Lake Park maintenance: Sod on terraces and volleyball court is mostly set up and the amount of watering is being reduced. The grills are getting new trays fabricated.

- e) **Web Site:** Resident Bill Tafuri volunteered to take pictures for our website. Some of the ideas were: the park with lake, from the water a picture with the water and the park, looking down from Sun Peak showing the lakes.

- f) **Reserve Study:** We have received a draft of the study. Phil proposed that we form a committee to review and then come back to the board with suggestions. He will send an email with a link to the study so each board member can look through it and make suggestions. Paul, Phil and Robyn volunteered to be the review committee.

- g) **Unclaimed Parcel:** The resident who bought Dick Mitchell's home reached out to Phil to talk about this corner that is adjacent to his property. He would like to append ownership of this area, not including the waterway. This way he could take care of the area under legal ownership. The area would then be under SSSFHOA and subject to their landscape restrictions. The Masters is primarily concerned about the line of site for traffic safety reasons and would like to ensure there wouldn't be a fence or swing set on that corner.

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Board of Trustees Meeting Minutes

Tuesday, July 11, 2017

V. New business:

- a) **PC Transit Bus Changes:** The new Electric Xpress (White route) began service recently. Unfortunately this eliminated the Brown route and the new route does not stop along HWY 224 near Silver Springs. Todd Rooney from Southshore will follow up with other communities (Sun Peak) to get their thoughts and potentially draft a letter highlighting our concern.
- b) **Community Party:** SSSFHOA has decided to not host the community party this year. The Masters has budgeted \$1,000 for the party, but doesn't have the resources to chair the party either which usually occurs in August. We may go without a party this year.

VI. Confirm Next Meeting: Tuesday, August 08, 2017

VII. Adjournment: 8:00 pm

Sept 12, 2017
Date of Approval

Nancy Samson
Nancy Samson, Secretary/Treasurer

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