

Minutes
Silver Springs Single Family Homeowners' Association (SSSFHOA)
Board of Trustees Meeting
June 19, 2018
Park City Community Church 4501 UT-224
www.silverspringshomeowners.com

Determination of a Quorum

A quorum was established with the following members present: Edward Robertshaw, (President), Bill Noland (Vice President), Elena Gladson (Treasurer), Polly Reynolds (Secretary) and Joan Benson.

Also present were homeowners Paula Robertshaw, Rick Hovey (recently resigned Architectural Review Committee chair), Patti Gomes and Mike Collette.

Call to Order

The meeting was called to order by Ed Robertshaw at 6:20 pm.

Approval of May 7, 2018 BOT Minutes

The May 7, 2018 BOT meeting minutes were approved unanimously.

Reports

***Treasurer's Report**

Elena Gladson, Treasurer, reported no significant financial changes on the balance sheet during the months of April and May. We received a full refund from Morris Sperry for their work on the CC&R rewrite.

***Architectural Review Committee**

Joan Benson updated the Board stating that they've been busy with many new projects. One variance was requested but the project plans were brought into compliance so a variance was not needed.

***Underdrain Committee**

Bill Noland, Underdrain Committee Chair, reported that the upper area of the underdrain is running at approximately 100 gallons per minute. A lot of vegetation is showing in the newest



manhole but there are no obstructions. The lower system is running slow as expected at approximately one gallon per minute. Nothing is showing at the surface and the underdrain is collecting and running effectively.

***Nomination Committee**

Julia Loughlin and Polly Reynolds were unanimously elected to serve on the Nominating Committee.

***CC&R Rewrite Committee**

Bill Noland reported that the CC&R Rewrite Committee met with new attorney, John Richards, and they are pleased with his involvement, feedback and progress. Richards did not need to start the rewrite process from the beginning because he can use the existing draft. The committee will work with him to finalize a draft that they will then bring to the BOT for approval. The new draft will then be presented to all members of the association for their perusal and vote.

***Compliance Committee**

No report.

***Communications Committee**

Ed Robertshaw reported that the Silver Springs Single Family HOA member survey received a very good response from members and considerable input was given that will help the BOT better represent the members and will also help the board represent SSSFHOA at the Masters Association level. A few common issues were highlighted that the board will begin working on. The Communications Committee will follow up with an email to summarize the results and to thank the respondents.

***Model HOA – Property Manager’s Report**

No report.

***Masters Report**

A new and more efficient aerating system was installed in the big lake which will now provide the lake with the necessary amount of aeration. The old aerators from the big lake were moved by volunteers to the little lake which will provide it with twice as much aeration as before.

Ed Robertshaw suggested we create a Masters Association Committee so that we have at least three volunteers instead of one to represent SSSFHOA at Masters Association Meetings.



Unfinished Business

1. Bill Noland made a motion that we pass the resolution to the bylaws, as written, to address noticing requirements of meetings and modernize our ability to communicate with members. Joan Benson seconded the motion and it was passed unanimously.
2. The status of 1C open space was discussed. Bill Noland is working with John Richards to determine the legal property description, the physical boundaries and the HOA's legal standing regarding the open space.

New Business

1. Because traffic safety was one of the concerns that homeowners expressed in the recent survey, Ed Robertshaw, after contacting Summit County, proposed that the board create a Traffic Calming Committee. Elena Gladson agreed to chair with BOT, Hunt Williams and Ed Robertshaw and member, Mike Collette, volunteering to be members. An invite to join the Traffic Calming Committee will be emailed to all members of the association.

Executive Session

Next Meeting

Monday, September 10, at 6:00 pm
1885 W Ute Blvd Room 133

Adjournment

The meeting was adjourned at 7:38 pm.

