

Silver Springs Single Family HOA
Board Meeting
February 4, 2014

The meeting was called to order at the PMA conference room, 1960 Sidewinder Drive, Park City, Utah at 6:08PM. In attendance from the board were Bill Gunter, Rick Hovey, Paul Stangeland, Rose Carriel, Mari Dougherty, and Steven Fassett. Robin Bailey gave her proxy to Bill Gunter. Also present were Bill Noland and Lynn Cier. Tim Jones and Kate Khaleel were present representing PMA.

The approval of the January meeting minutes was discussed. Rick Hovey questioned whether a decision was made to give Bill Noland a letter to represent SSSFHOA at the Master Association meetings. Bill Gunter confirmed that the decision was made at the meeting. Kate Khaleel confirmed from her notes that the decision was made. A motion was made, seconded and approved to accept the meeting minutes as presented.

Committee Reports:

ARC: Lynn Cier presented a list of owners who have unreturned security deposits. PMA will review the list and send a letter with the request for refund of deposit application to these owners. The applications will be reviewed to make sure that they are in compliance before refunds are made. Lynn Cier also presented 3 checks that had never been deposited. PMA will investigate whether in fact those projects are in progress.

CC&R Compliance: There is work in progress at lot #120, 1475 W. Willow Lane, that was not approved by the ARC and this will be investigated by PMA. Tim Jones presented a list of the current issues regarding compliance and the board reviewed the listing. There is no ruling about how long a garbage can remains on the street but it must be out of sight when it is returned to the house. PMA will be reviewing the garbage cans issues at least once a month. The landscaping issues will be deferred to the spring. The remodel at lot #165, 5166 Silver Springs Drive, used a white paint color not approved by the ARC. PMA will follow up with the owner. The project at 1490 Lake Front Circle is still in progress. The project at 1414 Meadows Connection is still in progress. The owner at 5118 N E Meadows will be instructed by PMA to cut back the bushes as per Section 14.9 of the CC&R's regarding line of sight. PMA will contact the member at 5148 N E Meadows Drive to see what construction project he is doing and get him in compliance.

It was discussed that a new fining structure should be adopted and possibly a higher deposit required for remodel projects. The board felt that it is consistently the same group of owners who have violations and there is currently no strong motivation for them to remain compliant. PMA will provide the board with current Utah code regarding fine structures for HOA's and also examples from other HOA's for deposits and fines.

Underdrain System Update: Tabled to future meeting.

Master Association: The Master Association budget calls for the same dues from SSSFHOA for 2014 at \$33,075.

SSSFHOA Budget 2014: The addition of PMA's services add to the cost to the HOA but also adds a greater value to the services provided by the HOA. It was discussed and agreed that an increase in dues was warranted to pay for the additional services. The savings will remain at \$35,000. The main unknown is the cost of the underdrain system should there be any major

problem. The HOA has regularly maintained the system. This project was built on area which was basically a wetland with flowing springs and streams. The developer created the drain system as part of the agreement with Summit County to be able to build on the property. If the system were to fail, the area would revert back to a wetland and cause a lot of property damage. There is an agreement that the HOA would maintain the system in perpetuity. There could be further investigation into the legal requirement of the HOA to continue to maintain the system and the Board will seek legal counsel to determine the potential liability of the HOA in the event that the system were to fail. There is also the issue of possibly rewriting or updating the By-Laws and Architectural Committee rules. It was discussed to increase the legal budget to \$5,000. A motion was made, seconded and approved to increase the dues by 10% or \$275 per lot.

New Business: Bill Gunter will discuss the possible rewrite of some HOA documents with a lawyer. The listing of board members and their contact information will remain on the web site. Mari will stop by Grand Valley Bank and be added as a signatory on the account.

Next Board Meeting: The meeting will be held at St Luke's at 6:30 on March 4th. Bill Gunter will be absent and Rick Hovey will create the agenda.

Adjournment: The meeting was adjourned at 7:45pm.