

**Silver Springs Masters Homeowner's Association  
Board of Trustees Meeting  
Tuesday January 8, 2013  
Minutes**

**Closed executive meeting if needed:**

**1) Confirm Quorum :** Gaylynn Mooney (Northshore), Jeff Nielsen (Park Place), Les Carriel (Meadow Wild), Tracey Douthett (SSSFHOA), Dwight Hibdon (SSSFHOA's new president), Robyn Bailey (Willowbend West), Phil Tisovec (Silver Meadows), Whit Logan (Meadow Springs), Mark Giuliano (Southshore), Christian Gennerman (Quail Meadows), Nancy Samson (Quail Meadows Town Homes), Bill Chambers (Ptarmigan) **Proxy:** Brenda Lake (Willowbend East) – Gaylynn Mooney

**2) Meeting to Order:** 6:20p.m.

**3) Approve Dec. Minutes:** After discussion Les Carriel motioned to approve the Dec. minutes as modified and Bill Chambers seconded the motion. Motion passed.

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

**4) 2013 Budget:** Gaylynn asked to keep or move the unused lake money in 2012 to 2013 for aerators that will be needed in the spring. \$1,000.00 was added to the lake maintenance for 2013. Bill Chambers motioned to accept the proposed 2013 budget Mark Giuliano seconded the motion. The 2013 assessment will continue to be \$175.00 all were in favor.

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

## 5) Standing Reports

a) **Treasurer:** Robyn reported that we have collected all money owed to the Master HOA except for two homes on the little lake dam. We have \$500.00 still owed.

b) **Manager:** Robyn asked the board about stopping the trash removal at both parks through the winter then starting up again in the early spring. Gaylynn suggested that we put a liner in the can. Robyn will call the waste company to see if it can be done.

## 6) Committee Reports

a) **Lakes:** The lakes are not receiving any water which might be from the canyons making snow. The new aerator in the large lake at the south west corner has been installed and is ready to be turned on. The drain on the big lake by the Loughlin's had condensation and the bubbler froze but Les worked on it and it seems to be fine.

7) **Unfinished Business:** Robyn will work on getting bids for the following: Sand for the Volleyball Court, Staining the fascia on the pavilions, rebuilding the trash containers, picnic table for the peninsula, new tennis court nets for the Tennis Park.

8) **New Business:** Gaylynn has been contacted by the county of a town meeting to be held at the Richins Bld. Jan.17, 2013. The county will address water, bike paths and other concerns. She will e-mail the information.

**New Officers Jan. 8, 2013** Whit Logan motioned to elect Jeff Nielsen as Silver Springs Masters HOA President, Bill Chambers seconded the motion. Motion passed 10 yes 2 abstain.

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

Les Carriel motioned for Whit Logan to be Vice President of the Master HOA. Bill Chambers seconded the motion. 10 yes and 2 abstained. Motion passed

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

10) Next Meeting Feb.12, 2013

11) Adjourn: 7:10 p.m.

**Note: The following continued agenda items are held in an open status but not addressed due to inactivity or no progress to report:**

- **Tennis Court Title** Whit Logan told the group these items will be addressed in the early spring. Both the tennis court title and the assessment procedures.
- **Assessment Procedures Resolution**

14 - FEB - 2013

Date of Approval



Whit Logan, Secretary/Treasurer

**Silver Springs Masters Homeowner's Association  
Board of Trustees Meeting  
Tuesday February 12, 2013  
Minutes**

**1) Confirm Quorum:** Gaylynn Mooney (Northshore), Jeff Nielsen (Park Place), Dwight Hibdon (SSSFHOA), Robyn Bailey (Willowbend West), Phil Tisovec (Silver Meadows), Whit Logan (Meadow Springs), **Proxy:** Brenda Lake (Willowbend East) – Gaylynn Mooney, Les Carriel (Meadow Wild) – Gaylynn Mooney, Michael West (Southshore) – Whit Logan **Not Present:** Christian Gennerman (Quail Meadows), Nancy Samson (Quail Meadows Town Homes), Bill Chambers (Ptarmigan)

**2) Meeting to Order: 6:40**

**3) Approve Jan. Minutes:** Gaylynn Mooney motioned to approve the Jan. minutes and Phil Tisovec seconded the motion. Motion passed.

Meadow Springs	Y	Meadow Wild	Y	Northshore	MY
Park Place	Y	Ptarmigan		Quail Meadows	
QMTB		Silver Meadows	S Y	Single Family	Y
Southshore	Y	Willowbend East	Y	Willowbend West	Y

**4) Standing Reports**

**a) Treasure:**

**I)** update regarding lawsuit: Jeff reported as past treasurer that we recovered 68,860.64 from Quail Meadows Town Homes \$7,469.02 in past dues and interest and \$61,391.02 in legal fees.

**b) Manager:** Robyn reported that she will soon be sending out the 2013 bills to each HOA with the same terms as the last two years. Robyn is working on bids for the volleyball court, picnic table, trash enclosures.

**5) Committee Reports**

**a) Lakes:** The aerators will start up in March. The ice then is thin. We will need to move the box that houses the electricity for the aerators since it keeps on getting hit by Mt. Regional. The plan is to rebuild the box on the other side of the wall so it won't get hit.

**6) Unfinished Business:**

**a) Tennis Court Title:** Whit is working on this he says it is just a formality. He is getting with Kate Sattlemeir to finish this transfer to a 100 year lease.

**b) By-Laws Revision:** Jeff will be getting a bid from Clyde Snow and Session, working with Aaron who is already familiar with our documents to rewrite them. We need our documents to align what and how we conduct business. He will also get a bid from Val Farthingham. SSSFHAO suggested Kevin Simons as another legal source. Gaylynn will draft a letter to the Springs inviting them back to the Masters.

**7) New Business:**

**a) Secretary/Treasure:** We have a vacant position on the board. After much discussion Whit Logan resigned as Vice President. Gaylynn Mooney motioned to nominate Whit Logan as secretary/treasure, Jeff Nielsen seconded the motion. Motion passed.

Meadow Springs	Y	Meadow Wild	Y	Northshore	MY
Park Place	SY	Ptarmigan		Quail Meadows	
QMTN		Silver Meadows	Y	Single Family	Y
Southshore	Y	Willowbend East	Y	Willowbend West	Y

Gaylynn Mooney then motioned to nominate Phil Tisovec for Vice President Jeff Nielsen seconded the motion. All were in favor. Motion passed

Meadow Springs	Y	Meadow Wild	Y	Northshore	M Y
Park Place	SY	Ptarmigan		Quail Meadows	
QMTN		Silver Meadows	Y	Single Family	Y
Southshore	Y	Willowbend East	Y	Willowbend West	Y

a) **Review reserve study:** Jeff will send out a copy of the reserve study.

**8) Next Meeting: April 16, 2013 PLEASE NOTE THERE WILL BE NO MEETING IN MARCH.**

**9) Adjourn:** 7:35 p.m.

**Note: The following continued agenda items are held in an open status but not addressed due to inactivity or no progress to report:**

**- Assessment Procedures Resolution:** Jeff asked to remove this wording until the revisions to the by-laws are done and or an active committee asks for it to be on the agenda. All present were in favor. Assessment procedures will be removed from the agenda.

19-APRIL-2013  
Date of Approval

  
Whit Logan, Secretary/Treasurer

**Silver Springs Masters Homeowner's Association**  
**Board of Trustees Meeting**  
**Tuesday April 16, 2013**  
**Minutes**

**1) Confirm Quorum:** Gaylynn Mooney (Northshore), Jeff Nielsen (Park Place), Dwight Hibdon (SSSFHOA), Robyn Bailey (Willowbend West), Phil Tisovec (Silver Meadows), Susanne Burkett (Quail Meadows), **Proxy:** Les Carriel (Meadow Wild) – Gaylynn Mooney, Whit Logan (Meadow Springs) – Phil Tisovec **Not Present:** Brenda Lake (Willowbend East), Nancy Samson (Quail Meadows Town Homes), Bill Chambers (Ptarmigan), Michael West (Southshore)

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

**3) Approve Feb. Minutes:** Gaylynn Mooney motioned to approve the Feb. minutes and Phil Tisovec seconded the motion. Motion passed.

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

**4) Standing Reports**

**a) Treasurer:** Jeff reported that they may need to have everybody together at the bank to switch the account. Steve LoRe is listed as the owner of the account. Jeff will talk to the bank one more time then he will send out an email over how the account can be transferred.

**b) Manager:** Robyn reminded everyone that the 2013 assessment is due May 15, 2013. The Masters requires in writing before the due date if you need an extension. The new tennis nets have been installed. Doggie bags have been refilled. Robyn is still looking at the volleyball court.

**5) Committee Reports**

**a) Lakes:** Gaylynn reported that half the aerators are on and that they are getting new compressors. There were not that many fish killed this winter. Gaylynn said that someone removed the boards from the weir at the little lake. The stream is working so far but we need to figure out how to stop people from removing the boards, maybe a hitch pin or a lock of some kind.

**6) Unfinished Business:**

**a) Tennis Court Title:** Whit is not here.

**b) By-Laws Revision:** Jeff is working on this project. He had an email from Ted Barnes. We will need to decide what we want done. We will need the Declaration, Articles of Incorporation and the By Laws redone so they fit with current law and the way we conduct business. A small group will be formed appointed by the president to look deeper into these revisions. Then they will meet with the lawyers and determine which firm will work best with our needs. The group will report to the board with their suggestions. Bill Noland volunteered to be on the revision committee for history and background.

**7) New Business:**

**a) Lake usage:** Jeff motioned that until we revise our current documents not to allow outside use of our properties and Phil Tisovec seconded the motion. Motion passed.

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

**b) Big Lake Park Maschoff Wedding July 27-28:** The board needs more information. Time involved, how many people, and do they understand that the park will not be closed.


**c) Architectural HOA Issues:** Whit sent an email prior to the meeting concerned about a home that is being added to. The Masters doesn't have any CC&R's for this as long as they checked with their HOA and have a county permit there is nothing we can do.



8) Next Meeting: May 14, 2013

9) Adjourn: 8:25p.m.

16 - May - 2013  
Date of Approval

  
Jeff Nielsen, Secretary/Treasurer

**Silver Springs Masters Homeowner's Association**  
**Board of Trustees Meeting**  
**Tuesday May 14, 2013**  
**Minutes**

**1) Confirm Quorum:** Gaylynn Mooney (Northshore), Jeff Nielsen (Park Place), Dwight Hibdon (SSSFHOA), Robyn Bailey (Willowbend West), Phil Tisovec (Silver Meadows), Susanne Burkett (Quail Meadows), Nancy Samson (Quail Meadows Town Homes), Michael West (Southshore), Les Carriel (Meadow Wild), Whit Logan (Meadow Springs)  
**Not Present:** Brenda Lake (Willowbend East), Bill Chambers (Ptarmigan)

**Other:** Jeannie Lund came to the meeting concerned about her home having water in the crawl space. She hasn't had water in there for over 20 years. She was wondering if it had anything to do with the creek being dry and if the water could be coming in from another source due to the little lake improvement. There is a pipe that we could try to plug up to see if it might make a difference.

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

**3) Approve April Minutes:** Gaylynn Mooney motioned to approve the April minutes and Whit seconded the motion. Motion passed.

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

**4) Standing Reports**

**a) Treasurer:** Robyn reported who still owes 2013. Meadow Wild, SSSFHOA, and Park Place are all working to get their assessment paid. Jeff explained that he and Phil have been to the bank and now they just need to have Whit go to be added to the account.

**b) Manager:** Robyn has hired a graffiti guy to clean the pillar at the pavilion.

**5) Committee Reports**

**a) Lakes:** Michael reported that for the little lake 2 aerators are working well 2 are marginal and 3 aren't working at all. Michael was concerned about the hard scape remodel that 4865 Silver Springs did last fall. From where he observes the area appears to be lower than the rest of the dam. This could be just an illusion, Gaylynn said she looked at the area last fall. Another concern he sees is kids are throwing large rip rap rock into the lake. Gaylynn said she would put together a letter and Robyn will deliver them.

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Gaylynn said that she had talked with Brad about using a different weed killer in the lake. Gaylynn said that she and Les were over spraying the weed in the lake. Robyn will look into who could do this. Greenleaf will spray rodeo on the dams soon. The scum in the pond is flipping that is what we are seeing now. We talked about lining the stream between the little and big lake with benonite 8" thick. The Lund's may want to line there pond with the material too.

**6) Unfinished Business:**

a) **Tennis Court Title:** Whit says it is getting closer, he is working on it.

b) **By-Laws Revision:** The committee has met and they are making progress. They are meeting again to revise what we will ask the lawyer.

**7) New Business:**

Nancy asked about the web site.

Susanne wanted to make everyone aware of the community garden that St Lukes has here in our neighborhood. There are a few spots that are still available. Robyn will put it on our web site.

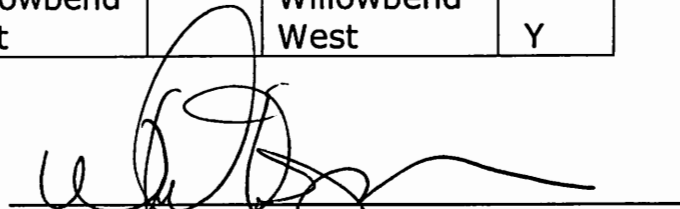
**8) Next Meeting: June 11, 2013**

**9) Adjourn: 7:42 p.m.** Whit motioned to adjourn and Susan seconded the motion. Motion passed.

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

15-JUNE-2013

**Date of Approval**

  
**Whit Logan, Secretary/Treasurer**

**Silver Springs Masters Homeowner's Association**  
**Board of Trustees Meeting**  
**Tuesday June 11, 2013**  
**Minutes**

**1) Confirm Quorum:** : Gaylynn Mooney (Northshore), Jeff Nielsen (Park Place), Dwight Hibdon (SSSFHOA), Robyn Bailey (Willowbend West), Phil Tisovec (Silver Meadows), Susanne Burkett (Quail Meadows), Michael West (Southshore), Les Carriel (Meadow Wild), **Proxy:** Whit Logan (Meadow Springs) – Phil Tisovec **Not Present:** Brenda Lake (Willowbend East), Bill Chambers (Ptarmigan) Nancy Samson (Quail Meadows Town Homes)

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

**3) Approve May Minutes:**

Les Carriel motioned to approve the May minutes with the changes made and Michael West seconded the motion. Motion passed.

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

**4) Standing Reports**

**a) Treasurer:** Robyn reported that all HOA's have paid their 2013 assessments. Stan Kanarowski still owes for the irrigation.

**b) Manager:** Robyn is getting a bid on Thurs for chemical treating the lake for weeds. Gaylynn will get her a list of what to ask since she will be out of town. Robyn stated that she was having trouble with the key for the doggy bag replacement.

## 5) Committee Reports

**a) Lakes:** Les reported that he and Gaylynn put in three sand bags to block the mystery drain pipe in the creek. Jeannie Lund talked with Les after and she reported that their crawl space water was going down. Benite can be bought at IFA 50lbs \$7.00.

Gaylynn has ordered new blue dye for our lakes. Phil's pond is really bad. Phil will pick up chemical from Gaylynn. Michael said he used a sludge reducer last year on his area of the lake and it worked great. Gaylynn said it is great but it would cost a fortune to treat both lakes with it.

Michael asked what our policy is for people leaving their boat at the Ross Lloyd Park on the little lake. You need a permit and lock to leave it. We might want to look at putting a post so boats can store them properly.

## 6) Unfinished Business:

**a) Tennis Court Title:** Whit is out of town

**b) Guiding Documents Revision:** Ted met with the committee and the documents committee recommended that we hire Clyde Snow to do our revisions. Gaylynn motioned to accept the committee's recommendation to have Clyde Snow do our documents understanding it will not exceed \$8,000.00. The committee should come back to the board if more money is needed. Phil will second the motion. Michael asked how we will work the documents so they don't conflict with each HOA. The motion passed

Meadow Springs	Y	Meadow Wild	Y	Northshore	MY
Park Place	Y	Ptarmigan		Quail Meadows	Y
QMTN		Silver Meadows	S Y	Single Family	Y
Southshore	A	Willowbend East		Willowbend West	Y

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**7) New Business:** Park pavilion needs painting Robyn is looking at having a scout do this for an eagle project. Volleyball court still needs a bid. Robyn has asked several companies but still hasn't gotten anything back.

Silver Springs Single Family has decided not to do the annual park party. They have asked the Master to take this on. Robyn suggested we do a movie in the park. Gaylynn said she will talk to her HOA to see if there is any interest in taking this on possibly doing something just before school starts or around there.

**8) Next Meeting: Skip July ☺ August 13, 2013**

**9) Adjourn: 7:35p.m.**

12 - Aug - 2013  
Date of Approval

  
Whit Logan, Secretary/Treasurer

**Silver Springs Masters Homeowner's Association  
Board of Trustees Meeting  
Tuesday August 13, 2013  
Minutes**

**1) Confirm Quorum:** Jeff Nielsen (Park Place), Dwight Hibdon (SSSFHOA), Robyn Bailey (Willowbend West), Phil Tisovec (Silver Meadows), Susanne Burkett (Quail Meadows), Les Carriel (Meadow Wild), Nancy Samson (Quail Meadows Town Homes), Mark Giuliano (South shore) **Proxy:** Whit Logan (Meadow Springs) – Phil Tisovec, Gaylynn Mooney (Northshore) – Les Carriel **Not Present:** Brenda Lake (Willowbend East), Bill Chambers (Ptarmigan)

**2) Meeting to Order:** 6 : 50p.m.

**3) Approve June Minutes:** Les Carriel motioned to approve the June minutes and Dwight Hibdon seconded the motion. Motion passed.

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

**4) Standing Reports**

**a) Treasurer:** Robyn reported that all HOA's have paid their 2013 assessments. Stan Kanarowski still owes for the irrigation

**b) Manager:**

**1. Bid for chemically treating the lakes for weeds.** Robyn and Gaylynn met with a company from Logan that does work with Swaners. The bid was a bit confusing and hard to understand. Robyn suggested that we talk more about it with Gaylynn since she has the most knowledge about this and was not able to attend.

**2. Volleyball court bid.** Robyn has meet with three contractors and not one has given her a written bid. The group suggested she call an excavator and maybe this work could be done this winter.

**3. Light pole update.** One of our lights was hit and broken down at the corner of Silver Springs Dr. and Meadow Loop. Robyn has ordered a new pole the lamp was not broken. Canyon electric will install it when it comes in.

**4. Pavilions:** Robyn reported that Greenleaf bought paint and stain and had her guys paint and stain both pavilions and her neighbor donated oil for the roof of the big lake park to be oiled so she had these done for a total of \$314.20.

**5. Maintenance:** Robyn reported that Greenleaf trimmed and sprayed the little lake dam. They also trimmed the property line along the southshore berm.

#### **5) Committee Reports**

**a) Lakes:** There are some projects that are on the state engineers list that will need to look at to begin the process of finishing them.

#### **6) Unfinished Business:**

**a) Tennis Court Title:** Whit is not here tabled again

**b) Guiding Documents Revision:** Jeff Nielsen contracted Ted Barnes to start writing some revisions to our Bylaws and policies on Rules & Regulations.

**c) Annual Party in the Park?** Jeff suggested a no host party Sept. 7, 2013 bring your own items.

#### **7) New Business:**

**a) Wetlands in North Shore:** Robyn reported that she had a phone call from Peter Pilafian of Northshore his property borders the wetland drainage that the Masters owns. He is concerned about the cattails and possible flooding. This area is the west drainage from the large lake. Robyn then called the Army Corp of Engineers and talked with Hallis Jenks over what could be done. Hallis said to remove cattails was a lengthy process for approval. Robyn asked the homeowner to spearhead this project and to get in touch with Hallis. Les was interested in how this drainage could be helped too.

#### **8) Next Meeting: Sept. 10, 2013 St. Lukes 6:30p.m.**

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9) Adjourn: 7:39p.m.

15 SEP 2013

Date of Approval

A handwritten signature in blue ink, appearing to be 'Whit Logan', written over a horizontal line.

Whit Logan, Secretary/Treasurer

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**Silver Springs Masters Homeowner's Association  
Board of Trustees Meeting  
Tuesday September 10, 2013  
Minutes**

**1) Confirm Quorum:** Jeff Nielsen (Park Place), Larry Eichner (Willowbend West), Phil Tisovec (Silver Meadows), Susanne Burkett (Quail Meadows), Les Carriel (Meadow Wild), Ron Duyker (South shore), Gaylynn Mooney (Northshore) **Proxy:** Whit Logan (Meadow Springs) – Gaylynn Mooney, Phil Tisovec (Silver Meadows) - Les Carriel **Not Present:** Brenda Lake (Willowbend East), Bill Chambers (Ptarmigan), Dwight Hibdon (SSSFHOA), Nancy Samson (Quail Meadows Town Homes)

**2) Meeting to Order:** 6:35p.m.

**3) Approve Aug. Minutes:** Les Carriel motioned to approve the Aug. minutes and Susanne Burkett seconded the motion. Motion passed.

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

**4) Standing Reports**

**a) Treasurer:** Robyn reported that all HOA's have paid their 2013 assessments. Stan Kanarowski still owes for the irrigation

**b) Manager:**

**Bid for chemically treating the lakes for weeds.** Gaylynn wants to make sure that the property owners have at least a months notice about cat tail removal. Les motioned to approve up to \$600.00 and email if it is going to happen this year. Gaylynn seconded the motion.

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

**2. Volleyball court bid.** Robyn has met with a lot of contractors and one finally gave her a written bid of \$14,500.00. All agreed this was too high. Les suggested that we rotor till the “sand” next spring and see how it goes.

**3. Light pole update.** Robyn reported that the pole is finally fixed it cost a little over \$1,200.00.

**5) Committee Reports**

**a) Lakes:** Gaylynn said that this year she experimented with a lot of different chemicals. She had convinced chemical companies to donate about \$2,000.00 free chemicals. Gaylynn also wanted to make sure that the lake budget isn't a use it or lose it budget from year to year. She has spent a lot of time to get the chemicals donated and she would like the unused funds to be rolled over to the next year. All agreed Gaylynn should be able to use the lake budget as she sees fit. Gaylynn needs a few volunteers to help rebuild the aerators Robyn volunteered Buck and Onesimo to help her.

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**6) Unfinished Business:**

a) **Tennis Court Title:** Whit is not here tabled again

b) **Guiding Documents Revision:** Jeff sent an email to our attorney over the document changes. Ted has been out of the office and hasn't gotten to it yet.

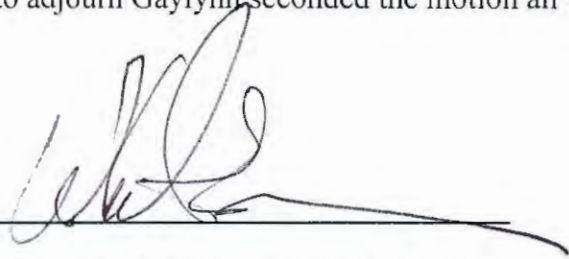
7) **New Business:** Welcome Ron Duyker and Larry Eichner to the board.

8) **Next Meeting:** Oct. 8, 2013

9) **Adjourn:** 7:45p.m. Les motioned to adjourn Gaylynn seconded the motion all were in favor.

10 OCT 2013

Date of Approval

A handwritten signature in black ink, appearing to read 'Whit Logan', written over a horizontal line.

Whit Logan, Secretary/Treasurer

**Silver Springs Masters Homeowner's Association  
Board of Trustees Meeting  
Tuesday October 8, 2013  
Minutes**

**1) Confirm Quorum:** Jeff Nielsen (Park Place), Larry Eichner (Willowbend West), Susanne Burkett (Quail Meadows), Les Carriel (Meadow Wild), Nancy Samson (Quail Meadows Town Homes), Dwight Hibdon (SSSFHOA), Gaylynn Mooney (Northshore) **Not Present:** Brenda Lake (Willowbend East), Bill Chambers (Ptarmigan), Whit Logan (Meadow Springs), Phil Tisovec (Silver Meadows), (Southshore)

**2) Meeting to Order: 6:10 p.m.**

**3) Approve Sept. Minutes:** Suzanne Burkett motioned to approve the Sept. minutes with the changes made and Les Carriel seconded the motion. Motion passed.

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

**4) Standing Reports**

a) **2014 Budget:** We went line by line through the proposed budget and made adjustments.

b) **Treasurer:** Nancy asked that we make a line for the legal fee's that QMTH paid this year and where they were included in the 2013 budget. Larry would like to separate the savings to operating fund, contingency fund, and reserve fund. Larry suggested that we straighten out the balance sheet. He would like to see the balance sheet reconcile with the reserve study.

c) **Manager:** Robyn reported that the cat tails on the big lake dam have been sprayed.

**8) Next Meeting:** Nov. 12, 2013

**9) Adjourn: 6:50 p.m.** Gaylynn Motioned to adjourn Larry seconded the motion all were in favor

14 - Nov - 2013

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Date of Approval

Whit Logan, Secretary/Treasurer

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**Silver Springs Masters Homeowner's Association  
Board of Trustees Meeting  
Tuesday November 12, 2013  
Minutes**

**1) Confirm Quorum:** Jeff Nielsen (Park Place), Robyn Bailey (Willowbend West), Susanne Burkett (Quail Meadows), Les Carriel (Meadow Wild), Dwight Hibdon (SSSFHOA), Whit Logan (Meadow Springs), Phil Tisovec (Silver Meadows), Ron Duyker (Southshore) **Not Present:** Brenda Lake (Willowbend East), Bill Chambers (Ptarmigan), Nancy Samson (Quail Meadows Town Homes), Gaylynn Mooney (Northshore)

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

**3) Approve October Minutes:** Les Carriel motioned to approve the Oct. minutes with the changes made and Dwight Hibdon seconded the motion. Motion passed.

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

**4) Standing Reports**

**a) Treasurer:** We have one owner who hasn't paid their agreed sprinkler work on the little lake dam. Ron agreed to go with Robyn to try and collect.

**b) Manager:** Robyn asked who wanted postcards and who wanted to email the annual meeting information. SS wanted post cards, QM post cards, PP email, SSSFHOA postcards, S M email, MW email. Robyn will ask those not present what they want.

**5) Committee Reports**

**a) Lakes:** Les has tested the bubbler around the drain and it is ready to go.

**6) Unfinished Business:**

**a) Tennis Court Title:** Jeff asked if we are any closer to resolving this issue. Ron asked weather Meadow Springs had insurance for the area and that it would be in their HOA favor to not have the liability.

**b) Guiding Documents Revision:** We just received the first rough draft from Ted just before our meeting a documents meeting will be called and they will review it and make recommendations.

**c) 2014 Budget, financial summaries and statement regarding funds distribution:** We all reviewed the proposed budget line by line again.

**7) New Business:**

**a) Annual meeting agenda:** Whit will present the budget. Jeff will talk about the law suit. Ron will give a brief overview of the years highlights.

**8) Other:** There is some concern about the bank selling. Whit volunteered to talk to them about our monument area. Suzanne told us that Christian will be replacing her for the next 5 months.

**8) Next Meeting: Annual meeting December 5, 2013**

**9) Adjourn:** 7:51p.m.

<u>5 DECEMBER 2013</u>	<u>Whit Logan</u>
Date of Approval	Whit Logan, Secretary/Treasurer

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**Silver Springs Masters Homeowner's Association  
Board of Trustees Meeting  
Thursday December 5, 2013  
Minutes**

**1) Confirm Quorum:** Jeff Nielsen (Park Place), Larry Eichner (Willowbend West), Gaylynn Mooney (Northshore), Les Carriel (Meadow Wild), Dwight Hibdon (SSSFHOA), Whit Logan (Meadow Springs), Phil Tisovec (Silver Meadows), Ron Duyker (Southshore), Nancy Samson (Quail Meadows Town Homes), **Not Present:** Brenda Lake (Willowbend East), Bill Chambers (Ptarmigan), Susanne Burkett (Quail Meadows),

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

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

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

**4) Recognize Board Members:** Jeff Nielsen asked the board to introduce themselves.

**5) Past and Current Actions and Activities:**

- Ron Duyker: Gave a review of all properties
- Jeff Nielsen: Talked about the favorable resolution to lawsuit.
- Gaylynn Mooney: Reviewed the lakes and the treatments to keep them healthy.

**6) Budget:**

- Whit Logan: Informed us that our HOA is in good condition. Whit went line by line explaining the Profit and Loss sheet and the Balance Sheet. Rick Hovey asked about the large amount of money we have in the bank he wondered if we are planning to reduce the dues or refund the money in the future. The board responded by saying there are several projects that we need to look at first like handy-cap accessible to the beach. Larry said at first it look, it seems there is a lot of money in our account however we really need to properly analyze what we really need in reserve. Our billing is once a year and we are only into our billing cycle 6 months.

**8) New Business:**

- Renee Miller email re: Roundup - Renee Miller didn't come to the meeting Ron talked about her concerns, the Board will invite her to the Feb. meeting.

**9) Other:** Dwight asked about the 4 homes in our area on Quail Meadows Dr. This is being worked on. Dwight asked if we could have Christmas lights at our south entrance. There are a few reasons why we don't have holiday lights at the main entrance. We don't own the property, Northshore pays for the north entrance to be lit, and at the south

entrance there aren't any trees by our sign. Robyn told the group that Bob Radke with Snyderville Basin Rec. is looking at putting an overpass across HWY224 linking Silver Springs to Sun Peak. She will let everyone know when there is a meeting.

**10) Confirm Next Meeting: Annual Meeting Jan. 14, 2014**

**11) Adjourn:** Whit motioned and Larry seconded the motion to adjourn all were in favor adjourned 7:40p.m.

14 JANUARY 2014

**Date of Approval**

Whit Logan

**Whit Logan, Secretary/Treasurer**

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