SILVER SPRINGS SINGLE FAMILY HOMEOWNERS ASSOCIATION

**ANNUAL MEETING**

October 10, 2017, 7:00pm

St. Luke’s Episcopal Church, Park City, UT

**MEETING MINUTES**

* The meeting was called to order at approximately 7:10pm.
* Quorum was verified, with 59% of the total vote of the association represented in person or by proxy at the start of the meeting.
* In attendance from board and committees: Brian Zilvitis (President), Polly Reynolds (Secretary), Katy Lillquist (Treasurer), Ed Cody (Trustee), Allison Dittmer (Trustee), Bill Noland (Trustee), Julie Loughlin (Nominating Committee).
* The Nominating Committee nominated three candidates to fill the three open trustee positions: Joan Benson, Elena Gladson, and Hunt Williams. The three nominees were elected by unanimous voice vote.
* Katy Lillquist reviewed year-to-date association financials and the proposed budget.
* The board discussed the change in management companies and the multiple bid process utilized to select Model HOA. The board interviewed three companies. Model HOA is a savings over the previous management company PMA, and both of the other companies who submitted a bid.
* The members approved the budget by unanimous voice vote.
* Ed Cody discussed the new architectural guidelines, which were approved and posted in May 2017. The new guidelines, and paper and electronic applications, are posted online here: <https://www.silverspringshomeowners.com/info.php?pnum=32>
* Allison Dittmer gave an update on the Silver Springs Master Association. A reserve study is in progress. Aeration is being added to the lakes. A bike lane was added when Silver Springs Drive was re-striped, which will be a no parking zone. Park facilities were upgraded, such as conversion of volleyball court from sand to grass. Owners can reach out to Allison with Master Association questions directly or via Ryan Dickey.
* Ryan discussed compliance efforts by property management since the start of the year. Approximately 70 violations were logged since the start of the year. Most were remediated after the initial courtesy notice and did not result in a fine. Renters are responsible for a large portion of the violations. The two largest categories were for mailboxes and landscaping.
* John Morris provided an update on completing a draft of the CC&Rs. The draft is overdue. John has not produced any changes or a new draft for the board to see since the owner meeting earlier in the year. John is working to complete the draft.
* The owners discussed the website and some owners’ difficulties in logging in. To use the website, an owner must register. Click the ‘Register’ link at the top right corner on [www.silverspringshomeowners.com](http://www.silverspringshomeowners.com).
* Brian described that the board commissioned a reserve analysis in accordance with Utah law. The results can be found on the HOA website here: <https://www.silverspringshomeowners.com/info.php?pnum=959d55746078d1>
* The meeting was adjourned at 8:40pm.