



## **Board Meeting Agenda**

July 8<sup>th</sup> 2019, 6:00 p.m.

Park City Library, 1255 Park Avenue, Room 201

- 1) Documentation of actions taken outside of a Board meeting:**
  - On 6/11/19, The Board approved a request by owner of 5041 East Meadows Dr. to park RV in the driveway until June 16<sup>th</sup> 2019.
  - On 7/1/19, the Board approved the contract renewal for Model HOA.
- 2) Call to order, quorum verification, meeting procedures:** *Note: "Section 3. Quorum. A majority of the Board of Trustees shall constitute a quorum for transacting official Silver Springs Single Family Home Owners Association Board of Trustees business." - Compiled bylaws*
- 3) Owner open forum:** *During open forum, each attendee may address the board for up to three minutes. Speakers will be asked to sign in, and list their address or lot number. Speakers will be recognized to speak by the Board President. A director or manager may briefly respond to statements made or questions posed. Speakers must observe rules of decorum and not engage in other disruptive behavior. If a speaker is in the middle of a sentence when time is called, he/she may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others. All persons must follow the Meeting Rules listed at the bottom of this agenda.*
- 4) Park City Fire Department (Brant Lucas) – discussion of fire risks**
- 5) Approval of meeting minutes (5/13/19 draft minutes posted in Dropbox for the Board's review).**
- 6) Review changes to Model HOA contract effective June 1, 2019**
- 7) Board Code of Ethics - discussion and vote**
- 8) Adoption of compiled Bylaws – discussion and vote**
- 9) Discussion on plan for owner vote to adopt "As-Is" CC&Rs**
- 10) Proposed change to ARC ground cover rule – discussion and vote**
- 11) October annual meeting - discussion and preparation / actions required before the September Board meeting**
  - a) Bylaws require second Tuesday of October at 7:30 p.m. – October 8, 2019
  - b) Targeted location is St. Luke's – waiting on their return phone call to confirm
  - c) July 9<sup>th</sup> – send save the date
  - d) August 9<sup>th</sup> – send meeting reminder with proxy

For more information, please visit our website at: <https://www.silverspringshomeowners.com/>

- e) September 9<sup>th</sup> – send meeting reminder with proxy and meeting materials (agenda, budget, ballot/bios)
- f) October 1<sup>st</sup> – final reminder with materials

**12) Discussion of what we want to provide to support new board members after election in October**

**13) Selection of owner to fill vacant Trustee position**

**14) Treasurer's report**

**15) Discuss first draft 2020 budget**

**16) Committee Updates:**

- a) Open Space
- b) Master Association
- c) Nominating
- d) Architectural Review
- e) Communications
- f) Traffic Calming
- g) Underdrain

**17) Executive Session**

**18) Adjournment**

**MEETING RULES:** *Owners may observe the meeting but do not have the right to participate in the board's deliberations or votes. Owners may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting. The Secretary is permitted to record meetings for the purpose of producing meeting minutes, any recordings must be destroyed within 30 days of the meeting.*