

Minutes
Silver Springs Single Family Homeowners' Association (SSSFHOA)
Board of Trustees Meeting
May 7, 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), Joan Benson, Allison Dittmer and Hunt Williams.

Also present were Ryan Dickey (Manager) from Model HOA, and homeowners Paula Robertshaw, Brian Mehregan and Rick Hovey (recently resigned Architectural Review Committee chair).

Call to Order

The meeting was called to order by Ed Robertshaw at 6:04 pm.

Approval of March 5, 2018 BOT Minutes

The March 5, 2018 BOT meeting minutes were approved unanimously.

Open Forum/Status of Phase 1C Open Space

Regarding the parcel of unowned land next to 1554 Meadows Connection, homeowner Brian Mehregan stated that because his property is adjacent to the open parcel, he believes his acquiring and maintaining the parcel is the most logical solution to the existing problem. Bill Noland stated that we need to meet with our new attorney to clarify the legal description of our HOA which will then help to define the status of the parcel. Ed Robertshaw stated that it is the HOA BOT's responsibility to look after the entire HOA membership and this parcel impacts everyone that drives by it. He added that this issue has been going on for 30 years and we need to be proactive to get it solved. Polly Reynolds motioned that a meeting be set up with Brian Mehregan, his attorney, our representatives, our attorney (with a \$1000 cap) and the other homeowners whose properties are adjacent to the parcel (if they are interested). After debate, the motion was seconded and passed. Ed Robertshaw and Elena Gladson recused themselves from the vote.

Reports

***Treasurer's Report**

Elena Gladson, Treasurer, and Ryan Dickey, manager, reported no significant financial changes during the months of March and April except for the payment of the Masters Association annual fee.

***Architectural Review Committee**

Allison Dittmer, Chair, updated the Board stating there is nothing new to report except that they are working with a new homeowner to help create an aesthetically pleasing fence on a challenging corner lot.

***Underdrain Committee**

Bill Noland, Underdrain Committee Chair, reported that the underdrain is running at approximately 200 gallons per minute with no indicated backups.

***Nomination Committee**

The Nomination Committee needs two additional members. This will be addressed at the next regular meeting.

***CC&R Rewrite Committee**

Bill Noland motioned that the CC&R Rewrite Committee meet with our new attorney, John Richards, to define his duties and responsibilities, the role and responsibilities of the Rewrite Committee and how much, if any, of John Morris' draft can be used. After debate, the motion was seconded and passed with six votes in favor and one vote against.

***Compliance Committee**

Moved to Executive Session.

***Communications Committee**

Ed Robertshaw reported that our new @sssfhoa.org official email addresses are working. He also stated that our website will not be moved to a new platform because the users can't be transferred. We will continue with our existing website.

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

Moved to Executive Session.

***Masters Report**

The Masters Association has taken over the responsibility of the cost of electricity for the lake aerators. Previously Mountain Regional Water Special Service District assumed the cost.

Mountain regional is drawing water from other sources than the springs because of turbidity from the spring runoff.

Unfinished Business

1. Status of 1C Open Space- See Open Quorum above.
2. A motion was made to send the completed survey that was compiled by the Communications Committee to the HOA members. It will be sent electronically and then followed up with a paper copy through regular U.S. mail to members who didn't respond online.

New Business

1. Ed Robertshaw motioned that we notice all association members by regular U.S. mail that the BOT will be voting on a proposed rule change at the next scheduled meeting. The motion was seconded and passed unanimously. This rule change will modernize our ability to communicate with members including electronic notice, transactions and voting.
2. Architectural Rules Committee member, Davey Yaroslowski, is moving out of the area, therefore an additional committee member is needed. Elena Gladson motioned that Julie Larson be nominated. After discussion, the motion was seconded and passed unanimously.

Executive Session

The board agreed to renew the contract with Model HOA.

Next Meeting

Monday, July 9, at 6:00 pm Park City Community Church 4501 UT-224
Downstairs in the 4th and 5th grade classroom

Adjournment

The meeting was adjourned at 7:18 pm