

October 23, 2007

## **Minutes from the Silver Springs Single Family HOA Annual Meeting (first attempt)**

Board in Attendance: Skip Domenick/Lynn Cier/Gordon Jones/Sue Pollard/Dave Coelho

10 additional homeowners in attendance

Meeting opened at 7PM and took place at Parley's Park Elementary School.

Skip opened the meeting by introducing the board.

Master's Update was first on the agenda. Work on the big lake is complete with the exception of maintenance and weed control.

Jim Harsch reported on the Little Lake. It has been drained in an attempt to control the weed growth throughout the summer. The valves were examined and are determined to be in ok shape. The feeling is that PVC sleeves can be placed in the drains and that should keep the drains in shape.

The Tennis courts are complete. A new code for the lock will be issued in the spring.

### Master's Budget Discussion

What would we like to have the Master's set up a reserve for? Julia Loughlin suggested the Master's clean up the triangle of open space off of Meadows Connection. The Association owns the piece and at one time it was cleaned up, but then the maintenance just stopped. She also suggested that the water company put a chain across their maintenance road that is next to their well house on the southwest end of the big lake. This way contractors and everyone else won't use it as a dumping ground.

Bonnie Adams asked about stop signs. Hers was knocked down and never replaced. We have been told by the county that having no stop signs actually work to stop people better than the signs do.

Others suggested that we maintain and fix up the parks, especially the little one by the tennis courts. Some of the swings are broken.

It was suggested that a bench be placed on the shore of the Big Lake so you could sit closer to your kids as they play at water's edge.

Single Family Budget looks ok – wouldn't mind more reserve in legal fees.

## **Multifamily Rental Issue**

Skip explained that there were a couple of homeowners that rented their homes to several kids who are here working seasonal jobs. This is against code as it is supposed to be one family only. It is also seemed unfair because the landlord was charging the kids a lot to rent a mattress. Neighbors were not inclined to see this sort of rental arrangement continue. One of the owners who was doing this complied and has not rented his home again. The other has not, has not paid dues and insists he can continue this sort of rental agreement. The HOA has decided to issue large fines to those breaking this rule. The members present were in agreement and had no dissenting opinions. Julia Loughlin suggested the county could help enforce these rules better – why else do we pay taxes? There was much discussion over the definition of “Single Family” with Skip pointing out that we had just used the county’s legal description.

A big thanks went out to Pat Brennan who drove the neighborhood assigning an address to each of the potholes so the county could come fill them. He did and they did!

Skip brought up the idea of assessing for uniform mailboxes. He was not overwhelmed with support as it was pointed out that in the past no one could reach a consensus on the type of mailboxes. We could not even reach a conclusion on 3 different types of mailboxes. The issue was unresolved. Some liking the idea, many not.

A discussion took place about hiring a professional management company to run our HOA. It would cost around \$19,000 per year – about \$100 per lot per year. Most see the need for some paid help, but don’t want to pay a management company. At the next meeting some ideas will be floated as to how to fund and design such a position. A paid bookkeeper is easy; it’s paying someone to police the neighborhood that is difficult. Compliance is one of the tougher issues in the neighborhood – both time consuming and no fun to be the heavy. There would also still be need for a board. The current board is having a difficult time getting replacements.

The meeting ended at approximately 8:30.

Next meeting is November 13 – the 2<sup>nd</sup> attempt at the annual meeting as is necessary when there is no quorum - as stated in the bylaws.