

**SILVER SPRINGS
SINGLE FAMILY HOMEOWNER'S ASSOCIATION**

MINUTES OF THE MONTHLY BOARD MEETING

of
12 December, 1994

IN ATTENDANCE:

Fred Stayrook, Richard Callahan, Mike McMahon, Barbara Carter, and Polly Reynolds

The meeting was called to order at 7:05 Pm.

HAND-OUTS

Fred passed out and reviewed the latest compilation of the CC+R's which included the latest revisions approved at the annual meeting in October.

REPORTS

TREASURER:

Polly reviewed last month's monetary activity. The board members' liability insurance bill of approx. \$1,000 was paid. The only other outstanding bill is for approx. \$2,000 in legal fees.

Fred's makes a suggestion for future treasurer's reports. Included should be:

- bills paid in the previous month
- current balance in checking
- outstanding payables.

There were no other committee reports.

PRESIDENT:

Fred reported on the current pending legal action against homeowners Petrarca and Stevens, and the Ranch Place Road status. Both the Petrarca and Stevens case were brought before the court today. Fred was present in court for both. For the Board's benefit, he reviewed the history of both. Fred also attended the Summit County Commission meeting to hear the Ranch Place Road discussion.

1) Petrarca case: The court awarded SSSFHA \$1800 and the case was closed. A lien will be filed by our attorney for the amount. A question was raised by Richard as to how this result will be communicated to the membership. Fred stated that it would be in a future newsletter.

2) Stevens case: Stevens counter suit was thrown out as were 2 separate motions to dismiss. The judge took the case under advisement and will rule in approximately 1 week. The amount at stake is approx. \$1500.

3) Ranch Place Road: Fred was told that the Commission reopened the item as a courtesy to the school board to address the concerns of school children having to traverse hwy 224 to get to school. The concerns were addressed and satisfied, in that Ranch Place children will not have to cross hwy 224 to catch the bus. Therefore the Commission again decided to close Ranch Place Road to all but emergency vehicles. A question was raised as to when this will happen. The answer was when weather permits.

DISCUSSION ITEMS

MAILINGS: The mechanics and economics of mailings to the entire membership were reviewed.

BOB CARSON'S LETTER: Bob Carson stated in a letter to Fred that he no longer wanted to be the SSSFHA representative to the Master Association and that he was recommending to the board to extend

an invitation to Mark Rafter and Mike Duggin to be members of the Architectural Committee. A motion was passed to extend the invitation to Mark and Mike. The secretary will draft and deliver the letters. The duties and selection criteria for the Master Association Rep. we're discussed. Richard volunteers and is appointed as the Master Ass'n. Rep. Fred reviewed the history of the Master Ass'n.

ANNUAL MEETING MINUTES: Former secretary Marion Boland has suggested and Fred agrees that the board should review the unofficial minutes of the Annual Meeting for accuracy and clarity. It is decided that the Board Members should do so and submit any clarifications to Marion so that the info. can be recorded and disseminated in the January newsletter.

COMPUTER PURCHASE: The possibility of purchasing a computer for the treasurer and or secretary's use was discussed. It is decided that a computer will be acquired through purchase or lease. A purchase price of approx. \$2000 is suggested and approved. Richard will investigate different possibilities, and report at the January meeting.

MATURING CD'S: Polly brought up the topic of what to do with currently maturing CD's that the Association owns. Various possibilities are discussed with the emphasis on rolling them over into new CD's with varying maturities.

CC+R's: Polly will mail copies of the new compiled CC+R's to all Park City Title Companies for the benefit of future Association members purchasing a home through one of them.

CHECKING ACCOUNT DOCUMENTS: The Board members were presented with and signed new checking account documents and Utah Non-Profit Corporation Annual Report documents.

1995 BUDGET: Possible budget items were suggested by all board members and categorized as follows:

- 1)Animal Control
Leash Ordinance Signs
- 2)Neighborhood Involvement
Annual picnic, Christmas decoration contest, newsletters, Casino Caravan, Wyoming Downs excursion
- 3)Community Service and Safety
Speed limit signs, Community Bulletin Board, Neighborhood watch, pond signs
- 4)Community Improvement
Park improvements, road improvements, highway fence, empty lots clean-up, yard of the month
- 5)Rules/External Influences
representative to County Commission Meetings, CC+R Q + A in newsletter, CC+R updates
- 6)Finances
investments, computer purchase, mailings, delinquent dues recovery

All items are preliminary in nature only, and will be discussed further at next month's Board meeting when an actual budget will be drawn up. Fred pointed out as a matter of consideration that \$70 of our \$120 annual dues goes to the Master Association.

No further items are introduced for discussion.

The meeting is adjourned at 9:10.

Submitted by



Mike McMahon, Secretary