

**NORTHSHORE HOMEOWNER'S ASSOCIATION**  
**2021 ANNUAL MEETING MINUTES**  
**November 10, 2021**  
**7 pm**  
**Virtual Meeting**

1. **Introduction of Board of Trustees.** The current board members in attendance were John Kucera, Mike Grenney, and Bob Vandergriff. Christy Dias and Allan Nunez could not attend. John Kucera, President, welcomed those in attendance.
2. **Establish a Quorum.** A quorum was not met as 46 owners must be represented. 14 lots were represented at the virtual meeting and there were 7 proxies. Per the By-laws, the meeting proceeded as an informational meeting and a reconvened annual meeting will be held on November 15 at 5 pm. The members in attendance or represented by proxy will constitute a forum at the reconvened annual meeting.
3. **Treasurer's Report.** Brenda Lake, HOA Manager, gave the report.
  - a. **Financial Status.** The attached balance sheet was presented with total cash on hand of \$43,205.74 as of September 24, 2021. \$17,100 of this cash is architectural construction deposits for projects currently underway in the community. Construction deposits are returned when projects are completed as approved.
  - b. **2022 Budget.** The approved 2022 budget was presented. Income and expenses are scheduled to remain like years past.
4. **Trail Connection Between Northshore and Cutter Lane.** Bruce Emerson has been kind enough to work on investigating the installation of a trail connection between Heather Lane and Cutter Lane since the former access across the last empty lot is no longer available. A home is currently under construction there. This trail would provide access to the Park City express bus stop and the Snyderville Basin Special Recreation District trail system. Bruce gave a PowerPoint presentation (attached) with trail details. A survey of the Northshore owners was taken this year and over 87% of the respondents were supportive of connecting Northshore to Cutter Lane through the open space/wetlands north of Northshore. Bruce worked with a wetlands consultant to determine an acceptable location for a trail and an estimated trail cost. The cost is considerably more than what was anticipated. The major cost is the materials required to construct a wooden boardwalk across the wetlands. Several owners spoke during the meeting against the trail installation. They are concerned about increased non-local bike traffic, the effects on the cranes, the cost, and noise. The Board thanked the owners for their comments and input. They will discuss these issues and most likely send out another survey to owners including the owners' concerns identified during the meeting along with the trail cost information to get updated information about the support for this trail.
5. **Nomination and Election of Board Members.** Board members serve 2-year terms. Allan Nunez, Mike Grenney, and Bob Vandergriff have volunteered to serve on the Board another 2-year term. Another board member nominee is needed. John Kucera will continue to serve the second year of his 2-year term. The formal election will be held at the reconvened meeting.
6. **Architectural Committee.** Members - Sandra Vandergriff, Jaime Breza, Christy Dias

- a. Sandra gave a report on the current improvement projects in Northshore. It has been a very busy year with many projects currently under way.
- b. Owners have requested alternative mailboxes for the neighborhood, and one has already been installed. The Committee will make recommendations for new mailbox designs to the board.

7. **Silver Springs Master Association (SSMA) Report** – Bruce Emerson has attended the Silver Springs Master HOA meetings this year to represent Northshore HOA. He reported that many Silver Springs lake fish were dying this summer resulting in the need for the installation of additional aeration equipment. A water meter was also installed this year to ensure that the guaranteed quantity of water was being delivered to the Silver Springs area. This will ensure that the water levels of the lakes will be maintained during the ongoing drought.

8. **CC&R Compliance.**

- a. Storage of Vehicles (including trailers, camping vehicles, boats, boat trailers, snowmobiles, mobile homes, etc.) – Must be kept from the view of the general public, common areas, and/or vehicular traffic.
- b. Winter street parking prohibited from November 1 to May 1. Owners should call the Summit County Sheriff if the snowplow is not able to plow the road adequately because of vehicles in the roadway.
- c. Landscaping – “Kept in a clean, safe, attractive and slightly condition and good repair.”
- d. Garbage and trash receptacles shall be permitted when kept in a visually screened enclosure (garage) and contained in covered containers.

9. **New Business.**

- a. An owner is concerned about Highway 224 road noise and exhaust fumes that are affecting the neighborhood. The board thought these issues were worth exploring. The concerned owner will contact the HOA manager with suggestions for mitigation.
- b. An owner asked about the overgrowth of cattails in the irrigation ditch between Creekside and Heather Lane. Brenda Lake met with the Silver Springs Master Association HOA manager and an owner on Creekside this summer to discuss this cattail situation. The Northshore owner was going to work with the Corps of Engineers to see if they could help with this issue. Bruce Emerson will follow up with the Masters on this issue since the property of concern is owned by the Masters.

10. **Reconvened Meeting.** A reconvened virtual meeting will be held on November 15 at 5 pm.

11. **Adjournment.** The meeting was adjourned at 8 p.m.

THESE MINUTES WERE TAKEN BY BRENDA LAKE, HOA Manager.

APPROVED.

John Kucera  
\_\_\_\_\_  
PRINTED NAME

11/29/21  
\_\_\_\_\_  
DATE

  
\_\_\_\_\_  
SIGNATURE

**NORTHSHORE HOMEOWNER'S ASSOCIATION**  
**2021 RECONVENED ANNUAL MEETING MINUTES**  
**November 15, 2021**  
**5 pm**  
**Virtual Meeting**

1. **Introduction of Board of Trustees.** The current board members in attendance were Mike Grenney and Bob Vandergriff. John Kucera, Christy Dias, and Allan Nunez could not attend.
2. **Establish a Quorum.** A quorum was met with the members in attendance and the proxies on hand per the HOA's bylaws for a reconvened annual meeting.
3. **Nomination and Election of Board Members.** Board members serve 2-year terms. Allan Nunez, Mike Grenney, and Bob Vandergriff have volunteered to serve on the Board for another 2-year term. Bruce Emerson was also nominated to be elected to the board. A vote was taken and Allan, Mike, Bob, and Bruce were elected to serve two-year terms on the board. John Kucera will continue to serve the second year of his 2-year term.
4. **Northshore to Cutter Lane Connector Trail.** An owner asked about the proposed connector trail project. Brenda reported that Bruce Emerson has been working on the best location of a trail with a wetlands consultant and gotten cost estimates. The cost will be over \$60,000 driven by the high cost of lumber for the boardwalk construction. The Board will be discussing best steps for the review of the trail project and will send out another survey to owners that will update the owners on the cost and location of the proposed trail and identify the owners' concerns that were raised at the adjourned annual meeting related to cost and potential increased traffic from outside the Northshore community.
5. **Adjournment.** The meeting was adjourned at 5:10 p.m.

THESE MINUTES WERE TAKEN BY BRENDA LAKE, HOA Manager.

APPROVED.

John Kucera  
\_\_\_\_\_  
PRINTED NAME

11/29/21  
\_\_\_\_\_  
DATE

  
\_\_\_\_\_  
SIGNATURE