

**NORTHSHORE HOMEOWNER'S ASSOCIATION**  
**2020 ANNUAL MEETING MINUTES**  
**November 9, 2020**  
**7 pm**  
**Virtual Meeting**

1. **Introduction of Board of Trustees.** The current board members in attendance were John Kucera, Mike Grenney, Allan Nunez, and Bob Vandergriff. Christy Dias 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. 17 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 scheduled. 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 \$26,723.34. \$2,000 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. **2021 Budget.** The approved 2021 budget was presented. Income and expenses are scheduled to remain like years past.
4. **Election Communication Policy.** The Board considered the following resolution: To the extent permitted by law, HOA communication, notice, and voting can be by mail, or electronically, as decided by the Board. John Kucera asked those in attendance for comments. An owner thought that the board should decide to send everything electronically rather than deciding on a case by case basis whether to send things by mail or electronically. Another owner thought that all the general correspondence sent to owners should be posted on the website. After some discussion, the draft new wording to be considered for adoption at the reconvened annual meeting is: To the extent permitted by law, HOA communication, notice, and voting will be done electronically. General HOA communications with owners will also be posted on the HOA's website. A new page will have to be developed for the website. Warren Pretorius offered to help set this up.
5. **Nomination and Election of Board Members.** Board members serve 2-year terms. Allan Nunez, Mike Grenney, Bob Vandergriff, and Christy Dias will continue to serve on the Board for the second year of their 2-year terms. John Kucera is willing to run for re-election to his board term is ending after two years. The election will be held at the reconvened meeting.
6. **Architectural Committee.** Sandra Vandergriff, Ryan McLaughlin, Christy Dias
  - a. Sandra gave a general report of the current projects in Northshore. She highlighted the details provided to contractors related to good construction management particularly the work hours allowed.
  - b. An owner suggested that contractors should all park on the same side of the street because of the narrow streets. Sandra will convey this information to contractors working in the subdivision.

7. **Silver Springs Master Association (SSMA) Report** – Brenda Lake explained that the SSMA consists of 12 different subdivisions including Northshore. The SSMA manages all the common areas within those subdivisions including the big and little lakes. Each subdivision can be represented at the SSMA meetings. \$175 of the \$275 (64%) annual dues payments collected from Northshore owners is sent on to the SSMA where it is used to maintain all the common areas under its control. Northshore tries to send someone to these SSMA meetings. They meet once a month on the 2<sup>nd</sup> Tuesday. The Board is looking for volunteers to attend these meetings to represent the Northshore HOA. Bob Vandergriff has been attending these meetings when he can.
8. **Trail Connector between Northshore and Cutter Lane.** Bruce Emerson is working on providing a trail connection from Heather Lane through the SSMA and Ranch Place open space to Cutter Lane where it can cross to the trails leading to Kimble Junction. He has been working with the SSMA, Ranch Place, Snyderville Basin Special Recreation District, and several contractors on the various aspects of this trail construction. This project resulted from the upcoming home construction on the last empty Northshore lot where an existing trail was located and crossed over Ranch Place open space providing access to Cutter Lane. This unofficial trail was closed by the Ranch Place HOA primarily because it crossed Cutter Lane on a blind curve and there was concerns about pedestrian safety. Also, since the trail access from Northshore is going to be unavailable soon with the new home that will be constructed there, a new trail is needed in a different and safer location. The information on this trail connector provided by Bruce will be shared with the community for comment.

9. **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 Count 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 sightly 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.

10. **New Business.** There was no new business.

11. **Reconvened Meeting.** A reconvened virtual meeting will be held on November 11 at 7 pm.

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

THESE MINUTES WERE TAKEN BY BRENDA LAKE, HOA Manager.

APPROVED.

John Kucera  
PRINTED NAME

10/24/20  
DATE

  
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**NORTHSHORE HOMEOWNER'S ASSOCIATION**  
**2020 RECONVENED ANNUAL MEETING MINUTES**  
**November 11, 2020**  
**7 pm**  
**Virtual Meeting**


1. **Introduction of Board of Trustees.** The current board members in attendance were John Kucera, Bob Vandergriff, and Mike Grenney. Allan Nunez and Christy Dias could not attend. John Kucera, President, welcomed those in attendance.
2. **Establish a Quorum.** A quorum was met with the owners in attendance at a reconvened meeting as written in the Bylaws. There were 6 lots represented and 8 proxies.
3. **Election Communication Policy.** The Board considered the following resolution: To the extent permitted by law, HOA communication, notice, and voting will be done electronically. General HOA communications with owners will also be posted on the HOA's website. The board members in attendance voted unanimously to implement this policy. A new page will have to be developed for the website.
4. **Nomination and Election of Board Members.** Board members serve 2-year terms. Allan Nunez, Mike Grenney, Bob Vandergriff, and Christy Dias will continue to serve on the Board for the second year of their 2-year terms. John Kucera was nominated to serve another 2-year term. He was elected unanimously.
5. **CC&R Compliance.** An owner asked about landscape maintenance in the community. He thought a reminder to owners about maintaining landscaping was needed since a few owners let their grass go dormant last summer. The board agreed and a notice to owners will be sent out in the springtime. Landscape maintenance along with other CC&R compliance issues including trashcan storage, winter street parking, and recreational vehicle parking were discussed in the annual meeting held on November 9.
6. **New Business.** An owner brought up 2 issues.
  - a. **Construction Hours in the Neighborhood.** Limiting the construction hours was suggested including no work on Sundays or holidays. The Board will discuss this issue There was no new business.
  - b. **Big Lake Park.** She thought that there were trespassers at the Big Lake Park this summer causing problems, particularly with underage drinking. The Silver Springs Masters Association is responsible for control of the Big Lake Park, not the Northshore HOA. It was recommended that she call the sheriff if she sees this type of illegal activity in the future.
7. **Adjournment.** The meeting was adjourned at 7:15 p.m.

THESE MINUTES WERE TAKEN BY BRENDA LAKE, HOA Manager.

APPROVED.

John Kucera  
PRINTED NAME

11/24/20  
DATE

  
SIGNATURE