

NORTHSHORE HOMEOWNER'S ASSOCIATION
2023 ANNUAL MEETING MINUTES
November 7, 2023
7 pm
St. Luke's Episcopal Church

1. **Introduction of Board of Trustees.** The current board members in attendance were John Kucera (by phone), Mike Grenney, Bruce Emerson, Bob Vandergriff and Michelle Yung. The other six owners in attendance introduced themselves.
2. **Establish a Quorum.** A quorum was not met because 46 owners must be represented. Sixteen lots were represented at the meeting and there were nine proxies, so a quorum was not reached. Per the By-laws, the meeting proceeded as an informational meeting and a reconvened annual meeting will be held on November 29, at 5 pm by Zoom. The members in attendance or represented by proxy will constitute a forum at the reconvened annual meeting.
3. **President's Welcome.** John Kucera spoke.
 - a. We live in a great neighborhood and the board tries its best to mediate any issues. We are open to comments and suggestions from any HOA member.
 - b. The Board adopted a formal Resolution on rule making, CC&R enforcement procedures, and fines in August 2023.
4. **Architectural Committee.** Members - Sandra Vandergriff (chair), Jaime Breza, Christy Dias
 - a. Sandra gave a report on the current improvement projects in Northshore. The Architectural Review Committee tries to review submitted within 48 hours and respond to the owner. Only ten cedar shake shingled houses are left in the neighborhood.
 - b. Two types of mailboxes allowed. Mailbox samples will be added to the website.
 - c. An owner expressed his concern about a house that was painted a very dark gray. There was a discussion about the earth tones color palette called out in the Design Guidelines. Earthtones are subjective and desired color palettes have changed over time. The primary goal is to try to keep the neighborhood aesthetically pleasing and property values high while allowing owners to make architectural changes within reason.
5. **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 \$26,945.91 as of October 15, 2023. \$2,800 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. 2024 Budget. The approved 2024 budget was presented. Income and expenses are scheduled to remain like years past. The annual dues increased in 2023 from \$275 to \$375 because of the Silver Springs Master Association dues increase.
6. **Nomination and Election of Board Members.** Board members serve 2-year terms. Board members John Kucera and Michelle Yung will continue to serve the second year of their 2-year terms. Bob Vandergriff, Mike Grenney, and Bruce Emerson's board terms are ending. They are

willing to run for another 2-year term. The election will take place at the virtual reconvened meeting to be held on November 29, 2023.

7. **Silver Springs Master Association (SSMA) Report** – Bruce Emerson has been attending the Silver Springs Master HOA meetings to represent Northshore HOA. SSMA maintains all the common areas including the streams, parks, lakes, etc. This year’s SSMA improvement project was resurfacing the tennis courts. A reserve study is currently underway to determine the reserve funds needed. Bruce anticipates a Master Association dues increase in 2024 to meet the Reserve Fund needs.

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 is prohibited from November 15 to April 15. 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 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. Must keep your mailbox clear of snow for the mail carrier to deliver the mail.
- b. Be aware of fast-moving E-bikes.
- c. Desired light at the Silver Springs and Highway 224 intersection. An owner expressed concern about exiting Silver Springs Drive onto Highway 224. The HOA worked with UDOT on this traffic concern a few years ago. UDOT did a traffic study on that intersection, but it did not show a need for a light. On a positive note, the State reduced the Highway 224 speed limit to 45 mph from 55 mph. This helps when trying to enter Highway 224.

10. **Reconvened Meeting.** A reconvened virtual meeting will be held on November 29 at 5 pm.

11. **Adjournment.** The meeting was adjourned at 7:45 p.m.

THESE MINUTES WERE TAKEN BY BRENDA LAKE, HOA Manager.

APPROVED.

John Kucera

PRINTED NAME

11-8-23

DATE

SIGNATURE



**NORTHSHORE HOMEOWNER'S ASSOCIATION
2023 RECONVENED ANNUAL MEETING MINUTES**

November 29, 2023

5 pm

Virtual

1. **Introduction of Board of Trustees.** The current board members in attendance were John Kucera, Bruce Emerson and Michelle Yung. John Kucera, President, welcomed those in attendance.
2. **Establish a Quorum.** A quorum for the reconvened annual meeting is met with those members in attendance and represented by proxy. There was one additional homeowner in attendance.
3. **Nomination and Election of Board Members.** Board members serve 2-year terms. Bruce Emerson, Mike Grenney, and Bob Vandergriff's 2-year terms are ending. They have volunteered to serve on the Board for another 2-year term. Bruce, Mike, and Bob were nominated to serve another 2-year term. The nominations were seconded. A vote was taken, and they were elected unanimously. Michelle Yung and John Kucera will continue to serve the second year of their 2-year terms.
4. **Water Issue in Basement.** An owner has had water in his basement for a few weeks now and is attempting to determine where this water is coming from with no success to date. The HOA has not had any reports of water in any other owners' basements. Mountain Regional and UBB have been involved in helping search for the reason for this water.
5. **Adjournment.** The meeting was adjourned at 5:25 p.m.

THESE MINUTES WERE TAKEN BY BRENDA LAKE, HOA Manager.

APPROVED.

John Kucera

PRINTED NAME

11-30-23

DATE

SIGNATURE

