

Northshore 2013 HOA Annual Meeting
October 29, 2013
6:30 p.m.
St. Luke's Episcopal Church

1. **Meeting Called to Order.** The meeting was called to order with the following board members in attendance: Gaylynn Mooney, Kathy Higginson, and Bruce Emerson. Allan Nunez and Roxanne Lazarra were not in attendance.

Owners in attendance included: Canada, Olson, Taylor, Fetter, Fryer, Pilafian, Pierce, Krapcho, Roberts/Pretorius.
2. **Quorum.** A quorum requires 46 owners in attendance or by proxy. There were 14 proxies and only 12 members in attendance (26 representatives). There was not a quorum so an informational meeting was held. The annual meeting will be reconvened on Monday, November 4, at 5 p.m. at the Sun Peak Clubhouse.
3. **Election of Trustees.** Bruce Emerson, Allan Nunez, Gaylynn Mooney and Kathy Higginson will remain on the board. Jenny Roberts has volunteered to be newly elected to the board.
4. **Architectural Review Committee.** Karen Krapcho and John Pierce gave the report. There have been several illegally constructed sheds in Northshore particularly with regard to setbacks. Summit County also enforces shed construction for sheds larger than 200 square feet. However, there are many, many sheds being constructed in the county so monitoring them is difficult. They would like to update the CC&R's and institute some new guidelines because the original CC&R's are outdated particularly with regard to solar panels and roofing materials. New Architectural policies could also be adopted per the CC&R's and posted on the website. The use of windmills was discussed and an ad hoc vote indicated that the majority of the meeting attendees do not want wind mills. Rob Anderson has volunteered serve on the committee.
5. **Treasurer's Report.** Brenda Lake gave the report. The HOA's current assets and the 2014 approved budget were presented.
6. **Silver Springs master Association Report** – Gaylynn Mooney gave the report. There are 504 members in the Silver Springs Master Association consisting of 13 subdivisions. Northshore has 90 of the 504 homes in the Master Association. The Master's maintains the parks, common areas, lakes and entrances with Master Association funds. All 13 subdivisions were developed by different developers at different times so each has their own HOA also.
 - a. Gaylynn Mooney is on the Silver Springs Master Association Board and is involved in improving the quality of the lakes. There were a lot of paddle boarders using the lakes this year. There is now a post where you can lock up a boat by the water pump house. The Association collected donations to help decrease the weeds in the lake. The Master's is rewriting the Bylaws for the Association.
 - b. Someone at the meeting asked that the lakes be handicapped accessible. Gaylynn will take this request back to the Master's.

- c. The Master's is working with Swaner and East Canyon Water Shed to try and meter the water going into the lakes at the 7/11. Mountain Regional is supposed to provide 5 acre feet of water in the months of July, August and September. This has not happened in the past but the Association has to prove this in order to make it happen in the future.
- d. Owners are supposed to schedule parties at the lakes with Robyn Bailey. There are concerns that people who do not live in Silver Springs are using the lakes and shouldn't be. There was a discussion about how to keep outsiders from fishing and using the lakes. This year the Outdoor Retailer's Show used the lake without permission. Better control is needed. The Board asked that the Master Association Contact information be added to the website. Someone thought that signs indicating that there was camera surveillance should be put up at the lake.

7. **New Business.**

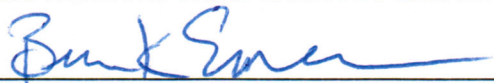
- a. An owner expressed concern about the stagnant water in the wetlands. The water is not flowing like it used to and mosquitoes were hatching there. Someone suggested that the owner contact the County's Mosquito Abatement office. Keeping the water flowing appropriately is an ongoing effort. Someone suggested installing bat houses as an alternative.
- b. Line of Sight Issues. The overgrown landscaping throughout the neighborhood is a safety issue. Everyone is asked to cut back the trees for improved line of sight for drivers.

8. **CC&R Compliance.**

- a. Storage of Vehicles (including trailers, camping vehicles, boats, boat trailers snowmobiles, mobile homes, etc.) – These vehicles must be kept from the view of the general public common areas and/or vehicular traffic.
- b. Winter street parking is prohibited from November 1 to May 1
- c. Landscaping – “Kept in a clean, safe, attractive and sightly condition and good repair.” Xeriscaping (reducing the amount of grass landscaping) is welcome in Northshore.
- d. Garbage and trash receptacles shall be permitted when kept in a visually screened enclosure (garage) and contained in covered containers.

9. **Annual Meeting Rescheduled.** The annual meeting will be reconvened on Monday, 5 p.m. November 4 at the Sun Peak Clubhouse.

THESE MINUTES WERE TAKEN BY BRENDA LAKE.



 NAME

11/23/14

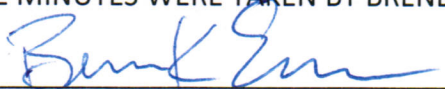
 DATE

Northshore Annual Meeting Reconvened
November 4, 2013
5:30 p.m.
Sun Peak Clubhouse

1. **Meeting Called to Order.** The meeting was called to order with the following board members in attendance: Jenny Roberts, Allan Nunez, and Bruce Emerson. Kathy Higginson and Gaylynn Mooney were not in attendance.
2. **Election of Trustees.** The members in attendance and by proxy constituted a quorum and Bruce Emerson, Jenny Roberts, Allan Nunez, Gaylynn Mooney and Kathy Higginson were elected to the board. Bruce Emerson was designated as the President.
3. **Dues Collection.** Two owners that are a number of years in arrears were sent letters asking that they pay the back dues owed by November 4. One owner paid a portion of what was owed but still owes approximately \$272. The other owner has not paid any of the assessments owed. The Board approved going forward with an attorney to collect these owed assessments.
4. **Website Directory.** The Board decided that it was not a good idea to have the names and addresses on the website so they will no longer be posted there.
5. **Next Meeting.** A meeting will be scheduled in late January with the new Board.

THESE MINUTES WERE TAKEN BY BRENDA LAKE.

NAME



DATE

