

Silver Ponds HOA Minutes
May 10, 2014

Present: Bryan & Wendy Bagley, Gary Bailey, Manny & Marcie Ben, Angela Clementi, Tom & Kathie Clifford, Randy & Debbie Deming, Stu & Julie Farnham, Mehdi Ghoreyshi & Pooneh Aref, Paul & Cyndi Jensen, Debbie Johns, John & Dinah Kress, John Kuhlman, David Miller and, Ron & Gayla Pipkin.

Proxies: None.

Attendance statistics for the 25 Silver Ponds lots: 15 lot owners attended, 6 responded that they could not attend and, 4 did not reply, RSVP or attend.

Meeting started at 3:15pm and adjourned at 4:45pm.

OLD BUSINESS:

The minutes from the 2013 annual meeting were briefly reviewed. No changes or updates were recommended. Mr. Tom Clifford moved to approve the minutes; Mr. Ron Pipkin seconded the motion. A vote was taken and the 2013 minutes were unanimously approved.

At the last annual meeting (May 2013) Dana Kuhlman kindly volunteered to research/obtain lanyards for the Silver Ponds HOA members. These lanyards are to be displayed when at the ponds so that it is easy to identify residents (or guests of residents) using the ponds. The Kuhlman's brought the lanyards to this meeting and they were distributed to the HOA members present. The remainder will need to be provided to the absent members. Please be sure to display the lanyard when fishing at the ponds.

COMMITTEE & OFFICER REPORTS:

1. Finance:

Ms. Angela Clementi provided the finance report (provided as attachment 1 to these minutes):

- Annual income: \$14,466
- Annual expenses: \$7,708
- Annual net gain: \$6,758
- Current checking account balance: \$74,672
- There are still some members who have not yet paid last year's annual dues. The treasurer will contact these members again. If necessary, the treasurer will ask the Board of Directors to engage with the delinquent members.
- The membership discussed the status of the Silver Ponds Hts and Skip Stone Point roads. This discussion is captured below in the New Business section of these minutes.
- The need to improve the area surrounding the mailboxes was brought up. The details of this discussion are provided in the New Business section of these minutes.

The members concluded that it is prudent to have sufficient funds in the HOA bank account for potential, large bills in the future. Potential large bills that were identified and discussed: road patching, major road repair/resurfacing and, actions needed to improve the quality of the pond water (i.e. reduce/eliminate the bad algae, weeds and scum in the ponds). Of course, funds are needed each year for standard annual expenses (trash/recycle service, insurance, snow plowing, water assessment, web server maintenance, postage, miscellaneous small fees, etc.). The group was in general agreement that we need to continue to increase our bank account balance to avoid a large assessment when the actual road work is accomplished. The group suggested keeping the dues at \$550 or maybe increasing by \$50 to ensure additional funds are collected for future large bills.

2. Water Czar:

- Mr. John Kuhlman provided an update on the HOA water usage. Over the past year, there have not been any overages or issues.
- As discussed at previous annual meetings, it is in our best interest to increase winter water utilization across the community thus reducing the augmentation needs. (Winter utilization is defined as the water used between 31 October and 1 December).
- All lot owners need to continue to provide water readings when requested – the association is required to collect his information and provide it to the county. The readings are required three times a year (on 28 February, 31 October and, 1 December).

3. Covenant Committee:

- Mr. Dave Miller reported that there were a few issues conveyed to the committee over the last year. The lot owners have been contacted and notified of their specific violation. Some of these violations have not yet been corrected; the covenant committee will follow up as required.
- The membership discussed the need for everyone to take pride in our neighborhood and help ensure compliance.

4. Architectural Committee:

- Mr. Stu Farnham reported that the committee was fairly quiet over the last year. There was a request to move some children's play equipment and a question about removing a fence.
- The committee reminded the membership that our covenant requires approval by the architectural committee prior to certain actions. For example, building new structures like sheds or garages require approval. In addition, major modifications to homes also require committee approval. If you are considering any modifications or new structures

on your lot, please review the covenant or contact the committee for clarification on required actions & approvals.

5. Secretary's Report: Ms. Wendy Bagley reported that a few documents have been updated on the Silver Ponds web page (www.silverpondshoa.com). This is an on-going effort and she will continue to work with the web page management company to update all the information on the web page.

NEW BUSINESS:

1. Road Maintenance for Silver Ponds Hts and Skip Stone Point:

The cost for road patching and/or major road repair continues to be a concern and discussion item for the community. The key questions that need to be answered (so we can properly plan):

- When does the patching and/or major repair need to be done? This directly impacts how quickly (or slowly) we build up the funds for this work.
- How much will it cost?

Other information discussed:

- Hurley Asphalt estimated that the road will last another 7 to 10 years.
- Silver Ponds Hts road between Black Forest Rd. and the commercial lot has pot holes and cracking. This stretch needs attention/repairs.

Mr. Dave Miller kindly agreed to get the estimate(s) that we need: an estimate to seal the cracks on the roads and, an estimate for the entire road repair job (goal is to understand 1) the cost of short-term sealing/patching and 2) the timeframe of when the major work needs to be done & its total cost). Mr. Miller also mentioned that he would contact Mr. Dan Monks (our local expert) on this issue.

2. Improving the area around the common mailboxes:

The concern about the uneven surface surrounding the mailboxes was brought to the attention of the Board of Directors back in March 2014. The concern was that the drop off between the road and the mailboxes was a liability (for someone to fall or twist an ankle especially in the winter when it might be snowy/icy or; for a car to slide off the road because of the drop off). In addition, the road is deteriorating (cracking, etc.) because people are driving their cars off the road surface and onto the dirt to reach the mailboxes. The board approved (via e-mail) the concept of putting in a concrete pad to fix/level the area surrounding the mailboxes. Initially this was planned as a "do-it-ourselves" project however, Mr. Dan Monks was able to help out and apply some of his resources to get the job done quickly. It was accomplished the week of May 19th.

3. Improving the quality of the pond water (this agenda topic was requested, prior to the meeting, by a couple of HOA members):

After discussing this issue, the group came to the conclusion that the ponds are worse than they have been in many, many years; the pond scum (algae and weeds) are extremely bad.

Options discussed to reduce/eliminate the scum:

- Chemicals – golf courses typically use chemicals to stop the sun from penetrating the water. This slows the growth of algae & weeds. If a chemical were used in our ponds, we would need to ensure they are safe (for the fish, environment, etc.)
- Grass carp – these fish eat the offending algae & weeds; in general they clean up the ponds. Years ago, the HOA ponds were stocked with sterile grass carp for this very reason. However, most (if not all) have died off or been caught.
- Ms. Angela Clementi noted that she has researched this issue in the past and contacted a company named Purely Ponds.

The group was in agreement that the pond scum needs to be addressed. The consensus was to start by reintroducing grass carp to the ponds. Mr. Dave Miller kindly agreed to work this issue. Because we are already into the summer season, this topic needs to be addressed as soon as possible. Mr. Miller agreed to get back to the Board of Directors before July 4th.

4. Illuminating house numbers for first responders:

Ms. Kathie Clifford had a suggestion for homeowners. She found a device at Home Depot that is a small, solar powered, spot light. This device can be pointed at your house number so that first responders can easily find your address, this is especially important during emergencies.

BOARD OF DIRECTORS APPOINTMENTS:

There was a motion, which was seconded, for Kathie Clifford and Stu Farnham to be elected to the board of directors. All members present voted aye; there were no nay votes.

COMMITTEE/OFFICER POSITIONS:

Treasurer: Ms. Angela Clementi agreed to continue in this position

Water Czar: Mr. John Kuhlman agreed to continue in this position

Covenant Committee: All three of last year's members agreed to continue on the committee (Mr. David Miller, Ms. Cyndi Jensen and Mr. Duane Clementi)

Architectural Committee: Mr. Randy Deming & Mr. Ron Pipkin agreed to continue on the committee. Mr. Paul Jensen agreed to join the committee.

Secretary: Ms. Wendy Bagley agreed to continue in this position

BOARD OF DIRECTORS MEETING:

Meeting was called to order at 5pm and adjourned at 5:30pm.

Members present (years remaining on the board):

Ms. Kathie Clifford [represented by her husband, Tom Clifford] (3)

Mr. Stu Farnham (3) Ms. Debbi Johns (2)

Mr. Mehdi Ghoreyshi (2) Mr. John Kress (2)

Secretary: Ms. Wendy Bagley

- The board elected Ms. Debbi Johns as President and Mr. Stu Farnham as Vice President.
- The board discussed HOA finances in order to set the 2014 annual dues amount. Last year the HOA dues collected (\$550/residential lot) covered actual expenses and allowed for funds to be allocated for future large expenses (road repair, etc.). The board decided to raise the annual dues by \$25 to cover new bills expected in 2014 (i.e. stocking the ponds with grass carp to improve water quality and improving the cement pad at the common mailbox area) and to continue building up funds for our future, large expenses. The board members voted, unanimously, to set the 2014 annual residential dues at \$575.
- The board discussed the design of the cement pad around the mailboxes and how to gather the right tools and people to perform the job. This "do-it-ourselves" job is no longer required; the work has been completed; details provided in the New Business section of the minutes.

Debbi Johns
SPHOA President

2 Attachments:

1. HOA Profit/Loss Statement, dtd 10May 2014
2. Board & Committee Membership

10 May 2014

	<u>May '13 - May 14</u>
Ordinary Income/Expense	
Income	
2013 Dues	14,466.00
Total Income	<u>14,466.00</u>
Expense	
Filing Fees	75.00
Insurance	
Liability Insurance	1,555.00
Total Insurance	<u>1,555.00</u>
Snow Removal	312.00
Utilities	
Trash	5,766.00
Total Utilities	<u>5,766.00</u>
Total Expense	<u>7,708.00</u>
Net Ordinary Income	6,758.00
Other Income/Expense	
Other Income	
Interest Income	66.44
Total Other Income	<u>66.44</u>
Net Other Income	<u>66.44</u>
Net Income	<u><u>6,824.44</u></u>

May 1, 14

ASSETS

Current Assets

Checking/Savings

ANB Checking 73,088.63

Total Checking/Savings 73,088.63

Accounts Receivable

Accounts Receivable 1,583.66

Total Accounts Receivable 1,583.66

Total Current Assets 74,672.29

TOTAL ASSETS 74,672.29

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Uncollected Dues -200.00

Total Other Current Liabilities -200.00

Total Current Liabilities -200.00

Total Liabilities -200.00

Equity

Opening Bal Equity 54,697.96

Retained Earnings 20,365.65

Net Income -191.32

Total Equity 74,872.29

TOTAL LIABILITIES & EQUITY 74,672.29

Attachment 2
Silver Ponds HOA Board and Committee Membership
May 2014 to May 2015

Board Membership (years remaining on board)

President: Debbie Johns (2)

Mehdi Ghoreyshi (2)

Vice President: Stu Farnham (3)

John Kress (2)

Kathie Clifford (3)

Secretary: Wendy Bagley

Treasurer: Angela Clementi

Water Czar: John Kuhlman

Covenant Committee:

David Miller

Cyndi Jensen

Duane Clementi

Architectural Committee:

Randy Deming

Ron Pipkin

Paul Jensen