

Silver Ponds HOA Minutes  
May 16, 2013

Present: Bryan & Wendy Bagley, Duane Clementi, Randy & Debbie Deming, Mehdi Ghoreyshi & Pooneh Aref, Cyndi Jensen, Steve & Debbie Johns, John Kress, John & Dana Kuhlman, David Miller and, Ron Pipkin.

Proxies: None.

Meeting started at 7pm and adjourned at 8:45pm.

OLD BUSINESS:

Bryan Bagley read the minutes from the 2012 annual meeting. No changes or updates were recommended. The 2012 minutes are approved as read.

John Kuhlman provided an update on the HOA water usage.

- All HOA members are providing their water readings as requested.
- A few members (lots) exceeded their annual limit of ½ an acre foot of water per year. These members received letters from the county. It was recommended that if you received one of these letters, to contact the county and discuss your plan to meet the limit; communication with the county is viewed very favorably.
- 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.

John Kuhlman agreed to continue as the SPHOA Water Czar.

At the last annual meeting, the members concluded that it would be good to have lanyards available so that we can identify people at the ponds that are residents (or guests of residents). If people were using the ponds but did not have a lanyard, it would be easier for a SPHOA member to approach them and let them know the ponds are private property and for use of residents (& their guests) only. Dana Kuhlman kindly volunteered to research/obtain two lanyards per household.

Wendy Bagley volunteered to continue as the SPHOA secretary.

COMMITTEE REPORTS:

1. Finance:

Angela Clementi was unable to attend so Duane Clementi provided the finance report.

- Annual income: \$18,970.49 (\$18,883 dues collected plus \$87.49 from interest)
- Annual expenses: \$10,008.02
- Annual net gain: \$8,962.47
- Current checking account balance: \$66,934.19
- HOA is owed \$1,005 in back dues by members (not included in the numbers above)

- Some members have overpaid \$549 (this is included in the numbers above)

The members concluded that it is prudent to have sufficient funds in the HOA account for potential, large bills in the future. Potential large bills that were identified and discussed: road patching, potential dam repair, water enforcement/fine/assessment and, major road repair/resurfacing. Of course, funds are needed each year for typical expenses (trash/recycle service, insurance, water assessment, web server maintenance, postage, miscellaneous small fees, etc.).

After the meeting, Bryan Bagley contacted Angela and she agreed to continue as the SPHOA treasurer.

## 2. Covenant Committee:

- Davild Miller and Wendy Bagley reported that there were no issues/actions reported to the committee last year.
- The membership discussed the need for everyone to take pride in our neighborhood and help ensure compliance.
- David Miller agreed to stay on the committee for next year. Cyndi Jensen and Duane Clementi volunteered to be on the committee.

## 3. Architectural Committee:

- The committee approved several plans/designs last year (Detached garage design on lot 7, fence on lot 10)
- Ron Pipkin and Randy Deming volunteered to be on the architectural committee. Bryan Bagley contacted Stu Farnham and he has agreed to stay on the committee.

## NEW BUSINESS:

Commercial lot discussion: the members discussed the recent car show that was held at the commercial lot. The group concluded that the commercial lot has a right to hold promotional events. The group was concerned about the noise, crowds and insurance for these events. The SPHOA President (Bryan Bagley) took an action to contact Mike Reynolds (commercial lot owner) and ask that he notify the board when they are having large events and when port-a-potties will be on the lot.

## BOARD OF DIRECTORS APPOINTMENTS:

Ron Pipkin motioned that Mehdi Ghoreysi, Debbie Johns and John Kress be elected to the board of directors. All members present voted aye; there were no nay votes.

BOARD OF DIRECTORS MEETING:

Meeting was called to order at 8:50pm and adjourned at 9:15pm.

Members present (years remaining on the board):

Bryan Bagley (1)

Debbie Johns (3)

David Miller (1)

John Kress (3)

Mehdi Ghoreyshi (3)

Secretary: Wendy Bagley

- The board elected Bryan Bagley as President and David Miller as Vice President.
- The board decided to consult with the treasurer (Angela Clementi) to confirm the financials then, make a recommendation to the general membership (via e-mail) on the HOA annual dues amount. This e-mail was sent to the general membership on May 20 2013; it recommended annual dues be set at \$550 and, the responses were all positive. The board members all voted in concurrence therefore, the dues have been set at \$550 for this year.

Bryan Bagley  
SPHOA President

2 Attachments:

1. HOA Profit/Loss Statement, dtd 20 Jun 2013
2. Board & Committee Membership

# Attachment 1

updated 10 June 2013

## Silver Ponds HOA Profit/Loss Statement

May 1, '12 - May 1, 13

### Ordinary Income/Expense

#### Income

2011 Dues	557.50
2012 Dues	100.00
2013 Dues	18,225.50

Total Income 18,883.00

#### Expense

Bank Service Charges	0.00
Filing Fees	55.00

#### Insurance

Liability Insurance 1,555.00

Total Insurance 1,555.00

Meals and Entertainment 125.00

Miscellaneous 31.70

Postage and Delivery 26.42

Printing and Reproduction 8.58

#### Professional Fees

Web server 222.70

Total Professional Fees 222.70

Snow Removal 624.00

Taxes 30.00

#### Utilities

Trash 5,559.50

Water 1,770.12

Total Utilities 7,329.62

Total Expense 10,008.02

Net Ordinary Income 8,874.98

### Other Income/Expense

#### Other Income

Interest Income 87.49

Total Other Income 87.49

Attachment 2  
Silver Ponds HOA Board and Committee Membership  
May 2013 to May 2014

**Board Membership** (years remaining on board)

President: Bryan Bagley (1)

Debbie Johns (3)

Vice President: David Miller (1)

John Kress (3)

Mehdi Ghoreyshi (3)

Secretary: Wendy Bagley

**Treasurer:** Angela Clementi

**Water Czar:** John Kuhlman

**Covenant Committee:**

David Miller

Cyndi Jensen

Duane Clementi

**Architectural Committee:**

Stu Farnham

Randy Deming

Ron Pipkin