

Summit Park Annual Community Meeting

November 11, 2015 7:00 pm

No Worries Café

Minutes

Meeting called to order at 7:10 pm

Ron Phillips opened the meeting with a thank you to Dante for letting us use No Worries for the meeting. Thank you to all the residents for attending.

Introduction of board members

Reminder that as of November 1st, street parking is not allowed in the neighborhood to allow room for the snow plows.

On this Veterans Day, we would like to thank all of the veterans in our neighborhood.

In June 2015, the board hosted a successful Dumpster Days in combination with our Firewise Event. Tim Love put together two fuel type and fire dangers maps that are on display and on the website. We supported the Sprint to the Summit. Basin Recreation extended the bike trail along the highway.

Over the summer, we organized 4 trail maintenance events. At these events, we also discussed fire safety. Summit Park was again the biggest users of the Fire Department's free chipping program.

A traffic calming committee was formed and performed 2 traffic studies with the county.

We helped coordinate the weed mustard control work with the county.

The annual Park Lark newsletter was sent out last month to all residents.

The board focused on community events and will continue to keep this focus going into 2016.

Bob R. with Basin Recreation gave an updated. Basin Rec took title of the property at the top of the neighborhood that the trails are built on. Basin Rec plans to be more active in maintaining the older trails, opening them up, and making them more useable. There is a conservation easement on the property that Basin Rec owns part of. Basin Rec partnered with the board to plan the trail maintenance days last summer and provide guidance on forest maintenance. Jessica Kirby, a new employee at Basin Rec, is also a resident of Summit Park and will be

Basin Rec took title to the Toll Canyon last December and has been working with Utah Open Lands to put in place a management plan for that property. There is a conservation easement on that property as well. The management plan will work to balance the conservation values. Last night, Basin Rec adopted the proposed plan on Toll Canyon. Now that there is an active management plan, they can make it more accessible, maintain existing trail, and provide additional trails. The final plan will be posted on Basin Rec's website in the next couple of weeks.

Resident commented that the trail system is fantastic. Resident asked about the stock trail on the north side of I-80 and dedicated right of way for the railroad. Recommended that this be looked into and converted to public use.

Resident asked what will be done to accommodate for parking with the expanded trail access. It is not currently a part of the Toll Canyon Management Plan but one of the goals is to provide a connection from the Mid-mountain area with the Kilby Road. This cannot be done until there is a proper trailhead with parking. They are working with the property owner behind the Willemann School for potential property acquisition and to build a trailhead in this area to alleviate the traffic and use of the neighborhood trailheads. The plan also proposed a trail from Road to Wos down to the road to provide access for the residents of Timberline, lower Summit Park, and Pinebrook so those residents wouldn't have to drive to the trailheads at the top of the neighborhood. Mountain bikes will be allowed on some of the trails in Toll Canyon; there are a number of trails that will remain hiking only.

There has been discussion of putting a trailhead at the gates and connecting the trails up to the Summit Park Trails. Unfortunately, the majority of that trail would be on the watershed so at this time there is no plan to develop that trail due to ecological concerns.

The crossing for the bike path does not have a full crossing because it would have required ADA compliance ramps on the other side and there is currently no trail for those to connect with.

Basin Rec is also adding signs to the trailhead that we will use to provide more information on the parking areas.

Jackie Silva gave the Treasurer's report. We are below our planned income but are still below expected expenses. Our homeowners dues are down this year from previous years. Reminder that Plats A & B are mandatory dues; the other plats are voluntary. Reminder that when a property is sold in Plat A & B, the realtor/title company can request a dues statement and we are required to report non-payment of dues on all lots in Plats A & B including those without houses.

Lauren O'Malley gave an update on the Architectural Committee activity this year. There are 9 homes in progress that have worked with the committee on the boarding plans. We are aware that there is a lot more activity in the neighborhood that have not notified the committee. If you see building activity, please notify the committee. The mission of the committee is to help new residents build houses that are conducive to the winter weather we experience. The committee makes suggestions to the builders to help them adjust plans to remain within county codes. A number of builders are very actively using the architectural committee to get access to the county code and recommendations on building plans. The committee often receives inquiries from perspective buyers asking for a list of resources or recommendations on builders, surveyors, and cable/internet providers. It is often difficult to get surveyors to work in the neighborhood because when the neighborhood was originally plotted, the roads and homes were not built in alignment with the survey lines.

Mike Quinones provided an update on the Firewise Activity. A poster is on display showing all the current empty lots; half of Summit Park has not been developed yet. Mike works with the local and state agencies to identify projects to help our community's fire and safety work. Our neighborhood is a high fire risk area. We encourage all residents to focus on making your yard a defensible space to help reduce the risk. We are pleased that Summit Park is the biggest user of the Park City Fire Department chipping program. The SPHOA website has a lot of information and articles on how to create the defensible space around your home. The SPHOA increased the tree bounty incentive program to \$100 per tree, up to three trees per year. The tree must be more than 1 foot in diameter and dead or dying. Our trees are increasingly being affected by beetle kill. Mike has been contacting owners of empty lots with dead trees encouraging them to take care of managing their property and remove the dead trees. The HOA has also put up signs reminding people to make their space defensible.

The fire station entrance has been paved. At the continued request of the board, the Fire Department Chief has agreed to revitalize that station so that it will be up and running and operationally ready, including a living quarters. Currently the station is on the edge of the district and the current call volume doesn't warrant full manning the station. We are requesting that they put someone in that station during our peak fire season so that if a fire starts, they can have a quick response.

Utah Power and Light has contracted with Trees Inc. to cut or trim trees around the power lines. They do not need permission to enter your property and cut trees because it is in the power line easement. Please keep an eye on them to ensure they are properly trimming trees, and if you see anything inappropriate please call the company to report it. They will limb and cut the tree but may leave it on the property if it is not close to the road, which also increases the fuel load that we are trying to get rid of.

For new residents, please be aware that we have power outages here during the winter. We have in the past been without power for 5 days. Please be prepared for emergency situations such as these.

This year, we received formal recognition by the state for our involvement in the National Firewise Recognition Program. This is a national program that recognizes communities that are doing the work to address the fuel load and reduce the fire risk. This recognition will put us in a better position to receive federal funding, through the state and county, to do some of the more substantial defensible space work in the neighborhood. Please notify Mike of any hours you spend creating defensible space so that it can be counted as "in kind" donations on our funding requests.

Please ensure that your house numbers are easily visible on your house from the road, so that emergency workers can more easily identify your home, especially in the winter storm conditions.

Debbi Fugal developed a traffic committee to study the traffic in the neighborhood. If you are interested in getting involved and helping with ideas on traffic calming, please contact Mike Quinones or Debbi Fugal. The last traffic study tracked people driving 50+ mps on Parkview and excessive speeds on Crestview. Salt Lake City bike shops are promoting the trails on Summit Park which is increasing non-resident traffic in the neighborhood.

Resident comments that the speed notification sign is a great reminder to slow down and it would be great to have more of those signs around the neighborhood.

Resident asked about installing the raised speed humps. The HOA Board has discussed this option with the county; the county will not install the speed bumps due to the impact on snow plows and the reduction in response times for emergency vehicles.

The county added a concrete barrier to protect the hike and bike trail from cars running off the freeway. However, they did not take into consideration that this is a wildlife corridor and this has caused an increase in wildlife fatalities. The Park Record did two articles on this issue; there is a group organizing to work with UDOT on mitigation efforts made up of residents from Jeremy Ranch, Summit Park, and Pinebrook. If you are interested in joining, contact Jenny Terry, who also heads up the Park City Passageway group.

Rob opened the floor for new business or questions.

New resident asked for copies of the CC&Rs and was directed to the website.

Resident spoke about the neighborhood and fantastic community.

Resident thanked Mike for his 13+ years of service to the neighborhood as the Firewise liaison.

Meeting closed at 8:21 pm.