

Master's Association

2018 Summary

Lakes Aeration Project

Finished. There were 12 new high-capacity aerators on timers installed in Big Lake and the pre-existing ones were moved to Little Lake bringing the total number of aerators there to 12 as well. Improvement to water quality in both lakes was almost immediate.

Stream Flow and 3rd Party Usage

There have been some observations of reduced water flow in the area streams and while climate change and Canyons development is likely a part of the cause it was also determined that Park City Nursery had been accessing water from the stream in an unregulated manner and apparently in excess of water allotments. With help from the State and some water meters the water usage is now being monitored and managed to hopefully mitigate at least that source of concern.

Boat Launch Plans

A new boat launch ramp was planned and begun on Big Lake. Due to weather issues the completion of the project needed to be postponed until spring when it is hoped the ramp will be finished quickly and be ready for 2019 Parade of Yachts in May.

Hwy 224 Transit Changes & Berm

UDOT is planning on adding a new transit lane in each direction to help facilitate the buses that ply the artery to the junction and back. There will be an environmental study undertaken along with a sound engineering report. Based on the results there may be State or Federal funding available which may be able to be applied, at least in part, towards noise abatement efforts. This is all up in the air right now, so residents are advised to take all of it with a grain of salt and wait for more final determinations before taking up the pitchforks or torches.

Reserve Study

There was a second reserve study done this past year which provided a more in-depth picture of the Associations fiscal responsibilities and reserve needs. Current reports indicate that the suggested reserve amount for 2018 of \$199,113 was achieved on Jan 1, 2018. That amount will fluctuate with expenditures and annual dues as will the amount of reserve needed. Suffice to say, at this point in time the reserve is on track and at 110.40% of required.

Money Management

Now that a base line has been established for reserve amounts and a proper fiscal forecast is in place, the board is inclined to investigate the account options available to it for parking the reserve funds so as to achieve maximum return on the money while remaining within secured account limits. It appears that moving from the current account type to other options could improve the return by upwards of 2% or more. This in turn will help the budget stay in line and help to minimize the need for an increase in dues in the near future.

The preceding was prepared by Silver Springs Life and is not an official document of the Master's Association.

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