

Sky Mountain Master HOA Annual Meeting

Saturday, March 26, 2011 10:00 A.M. Sky Mountain Clubhouse

Trustees in Attendance: Dee McNeill, Dieter Urban, Larry Hunter, Harry Boley, John Reifel, Penny James-Office Manager

Others in Attendance: Mike Heins-Golf Estates Representative, Jack & Louise Thomas, Janet Hunter, Chuck Major, Lois Reeve, Ken & Helen Englehart, Johnnie & Bette Jo Cline, Ed Brown, Don Williams, Mike Roe, Theon & JoAnn Thorley, Dean McNeill, Marilyn Nelson & Jim Summers.

Welcome-Dee Welcomed those in attendance.

Presidents Report- Dee reported the following items:

1. Ponds

- a. The ponds were completely drained and cleaned.
- b. A new maintenance contract was entered into saving the HOA \$1,200/year in labor costs. The new contractor has provided superior service.
- c. An 18" border of sod was removed from the perimeter of the ponds and decorative rock was installed to help prevent grass clippings from entering the ponds.

2. Clubhouse

- a. A new flat screen TV was purchased for the exercise room.
- b. The exterior of the clubhouse was painted
- c. Security access was added to the exercise room door to prevent unauthorized persons from entering.
- d. The security system control module and door contacts were replaced.
- e. The security system is now connected to a monitoring service so police or fire personnel are automatically called if an alarm occurs.
- f. A storage building was purchased and built in the RV lot eliminating the rent we have been paying for a storage facility in Hurricane.

- g. The water heater in the clubhouse was replaced and a new pressure reducer was installed.
- h. A sign was designed and installed on the wall at the south entrance of the clubhouse.
- i. The exercise equipment that was replaced was put on consignment and sold.
- j. Two golf tournaments were hosted by the Association.
- k. The handle on the pool gate was replaced allowing residents to exit the pool area without having to use their security card.
- l. A sound system was installed in the clubhouse with funds raised by the social committee.
- m. Hard wired smoke detectors and a heat sensor were installed in the clubhouse and pump room
- n. A new coffee table and ottoman were purchased for the clubhouse with funds raised through the community garage sale.
- o. Six side tables were purchased for the pool area.
- p. One of the pool lights was replaced with an LED fixture.
- q. The landscape contract was put out for bid. A new company was selected offering improved service to the common areas and the residents.

3. General

a. The first annual Christmas home tour and exterior Christmas decoration contest were held. Both events garnered excellent participation.

Treasurer's Report-Harry reported that the ponds were over budget for the year due to the improvement projects that were done. Two extra projects were accomplished. The ponds were drained and cleaned. An 18" border of sod was removed and decorative rock was installed to help prevent grass clippings from entering the ponds and contributing to the algae problem. The remaining budget was fairly close to projections. The end result was a deficit of \$1,465 at the end of the fiscal year.

Committee Reports-Dee talked about the origin of Neighborhood watch and commended the residents for being alert and observant.

Election of Trustees-Dee thanked the current Trustees for their service. John Reifel is resigning from the Board and Dee thanked him for his time on the Board. Dee thanked the four candidates for running for election. Penny counted the ballots and Mike Heins of the Golf Estates verified the count. The two residents elected to the Board for the two year term commencing April 1st are Marilyn Nelson and Lynn Miller.

New Business-No new business was presented.

Questions from HOA Members-No questions were presented. Johnnie Cline made a presentation to the Trustees of a sweatshirt with the Sky Mountain Logo and their initials as a thank you from the residents for their service to the Community this year. Johnnie complimented the Board on the manner in which they have conducted the business of the HOA this year.

John Reifel thanked Dee for her service as Board President and all the time and efforts she gave on behalf of the Board and HOA.

Adjournment –Dee adjourned the meeting at 10:35 a.m.