

March 27, 2010

Trustees Present: Chuck Major, John Reifel, Dieter Urban, Dee McNeill, Harry Boley, Penny Hartle-Office Manager

Meeting called to order at 10:05 A.M.

Theon gave an invocation and presented the Trustees with a Sky Mountain Logo golf shirt with their initials and expressed appreciation for the job they all have done for the HOA this year. Chuck was additionally presented a gift certificate for a round of golf in appreciation for his years of service and being a wonderful President.

Chuck welcomed those in attendance and thanked them for coming. Chuck asked the residents to introduce themselves. The Trustees were introduced. Gordon Russell was in attendance for the Golf Estates HOA.

Presidents Report-

A. Ponds

1. The bridge was re-stained this year.
2. The lower pond was drained and cleaned.
3. The entire pond will be drained and cleaned in April.
4. The fountain in the upper pond and the pumps in the lower pond will be replaced while the ponds are drained. There is also a drainage problem where the overflow pipe drains. The pipe needs to be raised and extended to the curb so it will drain appropriately.

B. Clubhouse

1. Pool deck expansion and shade area was built.
2. The clubhouse and pool use rules were reviewed and revised. New signs were installed at the pool to reflect the changes.
3. A new universal gym was purchased for the exercise room.
4. Funds raised through the community garage sale were used to purchase 2 barbecue grills for resident and HOA use.
5. Two additional security cameras were purchased to cover the new deck area.
6. All cameras inside the clubhouse were replaced.
7. The loungers and chairs at the pool were replaced.
8. The exterior of the clubhouse was painted.
9. A Windscreen was purchased and installed around the spa area for the winter months.
10. A new flat screen tv was purchased for the exercise room.

C. General

1. The architectural guidelines and application were reviewed and revised.
2. The HOA banking institution was changed to avoid fees that were being charged for transactions.

3. Our HOA landscaping contract was negotiated with no price increase.
4. Our HOA cable TV contract was negotiated with no price increase.
5. A new payment policy was adopted to allow residents to pay dues on a quarterly basis if desired.

Treasurers Report- Dee reviewed the budget. There is an expenditure of \$160/month for the debt owed to the clubhouse. Dues were raised again 10% this year. The Board discussed not raising the dues, or not raising them by the planned 10%. After thoroughly evaluating a 5%,6%,7%,8%,9%,10% increase, It was decided to raise dues by 10% as planned to balance the budget and have a bit of a surplus for unexpected expenses. As of March 31st the reserve fund is \$7553.19. \$2600 was recently spent from the reserve fund to replace the fountain in the upper pond and the two pumps. The budget for 2010-2011 forecasts a surplus of \$2,863. Theon asked what is in dues and subscriptions. The bulk of that budget number represents the \$24/house/month that is paid to the clubhouse. Larry asked if there is still a 70%/30% split between the communities for the clubhouse expenses. Dee confirmed the split is still the same and explained that the Master HOA is responsible for 30% of the clubhouse expenses and the Golf Estates is responsible for 70% of the clubhouse expenses. Jim noted that the 10% increase has been a 3 year plan.

Committee Reports-Social Committee-Dee reported that the Social Committee has 10 volunteers this year, and they are all enthusiastic and much appreciated. The committee hosted a Valentine Potluck and is hosting a fashion show in April with 8 Sky Mountain ladies as the models. There will be lots of prizes. There are members from both HOA's on the Social Committee.

Neighborhood Watch Committee-To join the Neighborhood Watch contact Dee. The Hurricane Police Dept. has requested that suspicious activity be reported to the dispatch number rather than 911. Please use 911 only in emergency situations. Betty Wyckoff thought it would be a good idea to have the dispatch number on a magnet. Dee has visited with the Police Dept. and they are going to see if they can get some magnets. Dee discussed the emergency contact form and encouraged residents to complete the form and turn it in to Penny. Louise discussed solicitation and the problems presented. The Golf Estates Neighborhood Watch committee is working on a draft of a letter to the City regarding solicitation and the issues it causes for both HOAs. The flyers, etc. left on doors can become a red flag that no one is around and they can also become litter when the Hurricane winds kick up. Dee will visit with the Golf Estates committee and make this a joint effort.

Election of Trustees-A total of 36 ballots were cast. Harry Boley, Larry Hunter and John Reifel received the most votes and are elected to a two year term beginning April 1st. Chuck thanked Jim and all the candidates for running.

New Business-Elaine suggested leaving the ponds drained for a year to save on the expense of the utilities. Chuck said part of the problem with draining the ponds would be that the neighboring yards would still drain into the ponds and the still water would create a mosquito hazard. Chuck said the Board is bound to take care of the common areas. Changing the current common area in any way would require a vote of the residents. A bid was sought a couple of years ago to fill in the ponds and create a desert scape. The bids were in the realm of \$180,000. As water becomes more expensive, this issue may have to be faced again.

Questions from HOA Members- Dean asked if the HOA has recovered any funds from homes that were foreclosed upon. When the home at 810 Sky Mountain Court sold, the bank was responsible for about half of the monies owed and the HOA did recover around \$1,500.

Adjournment-Motion to adjourn at 10:55 a.m.