

Trustees Present- Craig Kendell, Marilyn Nelson, Ernie Reese, Thomas Eckhardt, Penny James-Garcia-Community Manager

Residents Present: Melva Geare, Dean & Dee McNeill, Larry & Janet Hunter, Elaine Walke, Pam Reese, Irene Eckhardt, Johnnie Cline, Sandra Boley, Pat Gallagher-Golf Estates, Rick Hann-Golf Estates

Meeting Called To Order by Craig Kendell at 6:04 p.m.

Craig welcomed those attending.

#### President's Report-

- The pool was completely gutted and re-plastered
- The pool deck was re-finished (under warranty-HOA did not incur any cost)
- New chairs and side tables were purchased for the pool area
- The clubhouse rules were reviewed. Two of the policies which involve who is eligible to rent the clubhouse for private events and the limiting of the number of guests permitted were revised and updated. Copies of the new rules were mailed to all residents.
- The architectural guidelines regarding fencing were reviewed and revised.
- Four new table/chair sets were purchased for the clubhouse.
- Due to home sales, there are now only 4 remaining rental properties in the Master HOA. This represents 5% of our homes.
- The waterfall entrance was refurbished including the cleaning of the rock structure, the rock wall directly behind the waterfall, installation of new shrubs and replacement of the signage.
- The loan the HOA had obtained for the pond conversion to desert landscape has been paid in full.
- The final phase of converting the common areas from grass to desert landscape was completed.
- The savings which were projected have proven accurate and as a result HOA dues were reduced by 11% to the amount they were in 2009!
- The ability to accept credit card payments for HOA dues, yard care, pest control etc. was investigated and is now in place if residents wish to pay their account with a credit card. There is a \$100 minimum and a 3% fee is added to cover the costs of the processing.
- 12 architectural applications were reviewed and approved.
- Last, but not least, after 7 years of endless paperwork, phone calls and legal action, 881 Sky Mountain Court has been foreclosed upon and sold. The new owners have already begun enhancing the property. Dues are now being collected after 6 years of non-payment.

Residents asked a few questions about the status of the reserve account. Pat, the Golf Estates Treasurer, commented that the reserve account is in good shape and is evaluated on a regular basis. The amount contributed to the account on a monthly basis was increased this year to continue to plan and provide for maintenance needs of the assets of the clubhouse facility. The amount of the decrease to dues was discussed. Dean would like to see a further reduction. Dean asked the status of the house at 881 Sky Mountain Court. The house has been purchased by an individual and the landscaping will soon be up to the HOA standards.

#### Treasurer's Report-

Marilyn presented the 2016/2017 fiscal year budget compared to the actual results. Marilyn presented the new budget for the coming 2017/2018 fiscal year. Marilyn reviewed line items with changes for the coming budget year and presented a projected net income at the end of the year of \$4,162.

Election of Trustees-Two incumbent Trustees ran for two positions this year. Thomas Eckhardt and Marilyn Nelson were both re-elected for a two year term commencing April 1, 2017. Craig noted that Debbie Stewart has recently resigned from the Board as she has sold her house and is moving out of the Community. Craig expressed appreciation for Debbie's service on the Board.

Larry Hunter expressed appreciation to the entire Board and to Penny for their efforts to keep Sky Mountain a wonderful place to live. Getting residents to run for the Board is not an easy task and those who serve are deserving of gratitude. The Trustees were presented with a jacket with the Sky Mountain logo and their initials as a small token of thanks.

New Business-No new business was presented

Meeting Adjourned-The meeting was adjourned at 6:45 p.m.