

Minutes of Sky Mountain Master Meeting
Wednesday, April 13, 2011 10:30 a.m.

Trustees Present: Harry Boley, Larry Hunter, Marilyn Nelson, Mike Roe, Lynn Miller, Penny James-Office Manager

Other Attendees:

Meeting called to order by Harry Boley

Welcome-Harry welcomed everyone and confirmed a quorum. Harry welcomed Lynn, Mike and Marilyn to the Board and expressed appreciation for their willingness to serve.

Minutes Approval-Minutes from the previous Board meeting were reviewed. Larry noted one correction in the minutes of the regular Board meeting. The minutes note that the vote for Mike to be appointed to the Board was unanimous, however, Harry abstained. Harry confirmed that was his position. Larry made a motion to accept the minutes of the annual meeting as presented and the minutes of the regular March Board meeting as corrected, Marilyn seconds, passed unanimously.

Architectural Report-

- a. An application for a patio cover was submitted by Lois Reeve. The application was reviewed and approved. Larry noted that the patio awning exists and Lois just wants to cover it with a solid roof the same color as existing cover. Harry asked what the cover would be constructed of; it will be wood or vinyl and will match the existing cover.

Office Manager's Report-

- a. A/R Report- Two properties are in arrears on their dues. One property was set for auction on April 12th. According to information received, the house did not auction and has been set to auction on May 12th. The HOA has received notification of bankruptcy procedures on the other property and the owners have made 3 payments toward their past dues. Because the 881 Sky Mountain Ct property will now be another 30 days vacant and without a bank taking ownership, discussion ensued about turning the utilities back on in the HOA's name and hiring lawn care. The lawn is quite long and unkempt and will only get worse in the next 30 days. Larry made a motion to have the utilities started and Keep It Green lawn care for 1 month, Mike seconds, passed unanimously. This item will be discussed again next month.
- b. Carpet Replacement Discussion- Bids and samples are still being collected. We should have the final samples for residents to view by next week.

President's Report-

- a. The expiration of the rental variance granted at 785 Sky Mountain Blvd. will occur in December. The Board asked that a notice be sent to the homeowner reminding them of the coming expiration.

Secretary's Report- Nothing to report at this time.

Treasurer's Report-

- a. March Income \$ 3,363 Actual \$ 2,900 Budget
March Expense \$ 5,683 Actual \$ 6,055 Budget
Net Income YTD \$ -1,411.03 Actual \$ 2,863 Budget
Balance in the Vanguard Reserve Account \$ 6,056.80

This is the final report for the fiscal year ending March 31, 2011. The new fiscal year began April 1st.

Larry gave a review for the new Trustees of the items that impact the financial report. The Fiscal year begins April 1st. There are 73 homeowners in the HOA, 19 pay annually and the balance pay quarterly. There are two homes currently in arrears. The Annual budget is \$93,000. The HOA has an obligation of \$14, 568 due to the clubhouse to make up a deficit in the reserve account. The payoff of that obligation will be in December 2015. The payment applied to this obligation will be contributed to the HOA reserve account once that obligation is satisfied. The current balance in the HOA's reserve account is \$6,058.

Homeowners Issues- One resident needs to remove weeds and other debris from their yard. A letter has been prepared and reviewed by the Board and will be mailed.

Committee Report

Clubhouse Committee- The Community Garage Sale will be held Saturday, April 30th. Harry has been the liaison to the Clubhouse Committee in the past but asked if Marilyn would be willing to take over that position. Marilyn consented. Harry made a motion to appoint Marilyn to the Clubhouse Committee as liaison, Larry seconds, passed unanimously.

Social Committee- The Social Committee is hosting a Spring Fashion Show on Wednesday, April 20th. The show is sold out with 85 attendees. Dillard's is once again providing the fashions.

Neighborhood Watch- Dee will be meeting this Friday with the Golf Estates Neighborhood Watch coordinators and a representative from the 11th Ward and the City to establish cooperation for contacting Sky Mountain residents in the event of an emergency.

Golf Estates Report- No one present

Old Business-No old business was presented.

New Business-

- a. Mike asked if the signage at the ponds is adequate to limit our liability. Harry & Mike will walk the ponds and review the signage. This item will be addressed next month.
- b. The next Golf Estates board meeting is Friday, April 15th at 8:30 a.m.

Future meeting dates/times- The next regular Board meeting will be held Wednesday, May 18th at 10:30 a.m.

Adjournment- Meeting adjourned by Harry at 11:45 a.m.