

Minutes of Sky Mountain Master Meeting
Wednesday, April 17, 2014 10:30 a.m.

Trustees Present: Steve Carpenter, Steve Garcia, Craig Kendell, Debbie Stewart, Penny James-Community Manager

Marilyn Nelson-Excused

Other Attendees:

Meeting called to order by Steve at 10:30 a.m.

Welcome-Steve welcomed everyone and confirmed a quorum.

Minutes Approval- Steve G. moved to approve the minutes of the annual meeting as presented, Craig seconds, passed unanimously.

Open Forum: Nothing was presented

Architectural Report- No applications were submitted this month.

Community Manager's Report-

- a. A/R Report- All accounts are current with the exception of 881 Sky Mountain Court. The yard at 881 Sky Mountain Court is dead, but there are a lot of unsightly tall weeds and the bushes and hedges are completely overgrown. The bank had been having the yard mowed, but they have not had anyone on the property in several months. Would the Board like to have the yard cleaned up on a one time basis? After discussion, Steve G moved to have the weeds treated, the shrubs and hedges trimmed and to take before and after photos for documentation, Debbie seconds, passed unanimously.
- b. Security System Update-The new computer is in place. Two of the cameras are not yet connected, but the rest of the system is up and running. The other two cameras will be operational within a week.
- c. Landscaping Contract Discussion- Due to continual poor performance by the current landscape contractor including excess weeds in lawn and rock areas and lack of attention to overwatering as well as general maintenance issues, the Golf Estates Board voted to put the landscape contract out for bid. They have not taken any further action as they want to see if the Master HOA would also like to put the contract out for bid. After discussion Craig moved to put the landscape contract out for bid in conjunction with the Golf Estates, Steve G. seconds, passed unanimously. A landscape selection committee comprised of two representatives from each Board will be appointed.
- d. HOA Golf Tournament Update-The Tournament is set for next Saturday the 26th. We have 11 teams signed up and expect around 60 for dinner. Prizes are being sponsored by Baja Broadband, Sky Mountain Golf Course and Joe & Bonnie Rutledge, Realtors.
- e. Upcoming Time Off-The office will be closed at noon on May 8 all day May 9, 22, 23 & 27.
- f. Health Department-The health department has offered the service of collecting the required monthly water samples for a small increase of \$3.75/month in our sampling fee. The Golf Estates Board voted to pay the extra fee and have the health department begin the collection as of April. The health department came this morning. We still need to do our daily sampling and the Trustees will still need to take their turn every 10th week of testing chemicals on the weekend, but we will no longer have to take samples to St. George on a monthly basis.
- g. Gym Upgrades-A new recumbent bike, balance dome, Pilates ball, resistance bands and dumbbells have recently been added to the gym. The large weight rack, set of medicine balls

and the old dumbbell set were donated to the Police Department. The gym equipment was re-arranged resulting in more space between the aerobic equipment and more free space for stretching, yoga, Pilates and use of the dumbbells.

- h. Committee Assignments-it has been customary to have a Board liaison to the Social committee clubhouse committee and neighborhood watch. The liaison is not a member of the committee, they simply attend the meetings and report back to their Board if the committee has any requests for activities or funds.

President's Report-

- a. Appointment of officers for the coming fiscal year-Marilyn has been Treasurer for the past year and has done a good job. She has voiced that she would like to continue to be Treasurer for the coming year. Steve G. moved to nominate Steve C. as President, Debbie seconds, Discussion-Steve C would like to decline the nomination, however after further discussion regarding his leadership abilities and the stability of having a President who has been on the Board for at least a year Steve C accepted the nomination, passed unanimously. Steve C. moved to nominate Craig as Vice-President, Steve G. seconds passed unanimously. Craig moved to nominate Marilyn as Treasurer, Steve C. seconds, passed unanimously. Steve C. nominated Steve G. as ARC, Craig seconds, passed unanimously. Steve G. nominated Debbie as Secretary, Craig seconds, passed unanimously. Steve C. discussed the need for the Board members to handle the business of the HOA with decorum and discretion.
- b. Committee Assignments-Debbie would be willing to serve as liaison for the clubhouse committee, Steve C will serve as liaison for the neighborhood watch, Craig will liaison the social committee. Steve C. asked Steve G. as Architectural Chairman and Debbie as an owner who currently has the landscape service to serve on the landscape selection committee.
- c. Re-landscape project final-Steve C. walked through project with Got Sod and found a piece of curbing that needed to be hauled away, one shrub was dead, a piece of concrete was on the south end of the project, a steel rod was on the north end. Steve has re-evaluated the items and they are all taken care of. The owner's yards that were disturbed during the project have been restored to their satisfaction. A check for final payment has been prepared for the contractor.
- d. Goals for fiscal year-Steve C. would like the Board to give some thought to a re-landscape plan for the entry waterfall area with the idea of possibly converting part of the area to desert landscaping. Steve also wants the Board to look at the line of homes that back up to the golf course parking lot and consider some type of privacy wall to block the view from Sky Mountain Blvd. into those back yards. Another item for the Board to consider is the common area which runs between the east side of Sky Mountain Court and the golf course. It does not serve any purpose and we spend money to water and maintain the property. One option to consider would be to quit claim that section of common area to the adjacent property owners. A subject Steve would like to continue to address is the current requirements in the Architectural Guidelines regarding percentage of grass required in the front yard in light of continuing efforts toward water conservation.

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

Treasurer's Report-

- a. March Income \$ 3,648.89 Actual \$3,415 Budget
March Expense \$ 7,632 Actual \$ 6,658 Budget
Net Income YTD \$ 5,718 Actual \$ 1,013 Budget

Balance in the Vanguard Reserve Account \$ 1,504.17

Even though Marilyn is not present, she did receive a copy of the financials and reviewed all deposits and checks written. This is the final financial statement for the fiscal year ended March 31st. The HOA finished the year \$4,000 ahead of budget which is really an accomplishment considering the major re-landscape project that was undertaken during the year.

Debbie moved to accept the March financial report, Steve G. seconds, passed unanimously.

Committee Reports:

Clubhouse Committee-The committee met yesterday and finalized the details for the upcoming Community Garage Sale to be held Saturday, May 17th.

Social Committee- The fashion show and luncheon was held yesterday. The event was once again sold out and was enjoyed by all who attended.

Neighborhood Watch-Nothing to report at this time.

Homeowners Issues- Nothing was presented

Golf Estates Report- No one was present

Old Business-Nothing was presented

New Business- Nothing was presented

- a. The next Golf Estates Board meeting will be held Friday, April 25th at 8:30 a.m. Steve C. will attend.
- b. **Future meeting dates/times-**The next meeting of the Board will be held Thursday, May 15th at 10:30 a.m.

Adjournment- Motion to adjourn was made by Craig, Steve G. Seconds, passed unanimously. Meeting adjourned by Steve at 12:05 p.m.