

Minutes of Sky Mountain Master Meeting
Thursday, August 14, 2014 9:00 a.m.

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

Marilyn Nelson-Excused

Other Attendees: Gordon Russell-Golf Estates Representative

Meeting called to order by Steve at 9:02 a.m.

Welcome-Steve welcomed everyone and confirmed a quorum.

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

Open Forum: Nothing was presented

Architectural Report- Steve Garcia-

- a. One application was submitted by 910 N Sky Mountain Court to re-design their back yard. They will be removing some of their grass, adding some desert landscape features and will install water saving sprinklers in their grass area.

Community Manager's Report-

- a. A/R Report- All accounts are current with the exception of 881 Sky Mountain Court. Bank of America has taken the next step toward foreclosure by designating a substitute trustee.
- b. Got Sod Landscaping Discussion re: desert landscape/synthetic grass/sprinkler head options- Brian from Got Sod discussed the benefit of desert landscaping and/or synthetic grass or changing sprinklers to water conserving type fixtures. Sun River has recently changed their policy and allows synthetic grass in front yards. Sunbrook only allows synthetic grass or desert landscaping, no real grass. Steve asked how much synthetic grass costs. \$5.50-\$6.50/sq ft. If several residents did the installation at the same time, a cost savings would be realized on the materials. Having synthetic grass near real grass can be an issue because if sprinklers regularly hit the synthetic grass it will turn the turf white. Steve suggested perhaps taking a road trip and viewing some of the homes at Sunbrook where a significant amount of artificial turf is in place. Brian suggests only watering in the morning as night watering causes fungus and grubs. If watering early morning for 15 minutes is not adequate, add 5 minutes, but no more than that and do not add any more days of watering. If there are individual dry spots, it is most likely a sprinkler head issue, not a lack of water issue. Raising heads or changing heads will typically solve the problem. Watering 5 days a week at this point is adequate. The grass will be healthier if the roots have to go down and search for water. The Board discussed the possibility of allowing desert landscaping or synthetic grass. Steve C. asked Steve G. to review the current guidelines and come back to next month's meeting with some suggestions.

President's Report-

- a. Combining Sky Mountain HOAs Discussion-The Trustees were given a list of items and talking points regarding the potential combining of the HOAs. Steve asked the Trustees to study the handout for

discussion in the coming months. Steve asked the Trustees to keep the information confidential as it is preliminary and needs to be understood and completely questioned by the Board prior to discussing it with residents. All residents will have the opportunity to voice their opinions and ask questions once the Board has a firm understanding of the data and town hall meetings are scheduled potentially some time in 2015.

- b. A resident has remaining palm trunks that need to be removed. The resident is doing the work himself and has asked the Board to be patient and give him time to work on the project. The resident asked if he could have the winter months to work on the removal. Debbie suggested requiring the resident to cut the trunks down because they are so unsightly and then allowing him a period of time to remove the stumps if needed. Steve G. agrees with that compromise. This is the last home that has large palm trunks standing. The Board all concurred that the resident should be required to remove the trunks now. Steve C. will visit with the resident and let him know the decision of the Board.

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

Treasurer's Report- Marilyn Nelson-In Marilyn's absence, Penny presented the financial report.

- a. July Income \$ 18,308 Actual \$19,233 Budget
July Expense \$ 10,645 Actual \$ 11,530 Budget
Net Income YTD \$ 10,839 Actual \$ 9,607 Budget
Balance in the Vanguard Reserve Account \$ 1,504.20

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

Committee Reports:

Clubhouse Committee-The Clubhouse committee met this week. They have chosen the materials for the countertop project in the ladies bathroom. The total cost of the project will be \$670. The work will be done by CFC in Hurricane and Brian Thornley. Debbie moved to allow the project to proceed, Steve G. seconds, passed unanimously. The committee will finalize their color selection of wood stain and will proceed with the project.

Social Committee- Craig and Penny have discussed the tournament. Craig suggested a fund raiser be incorporated into the tournament. Several charities have been looked into as far as percentage of funds raised being utilized by the person intended vs. administrative costs. Craig contacted several veterans to discuss possible charities as well. He also investigated helping the families of police officers. He is now investigating helping a local entity. The local police department is in need of a treadmill and also has a new canine unit and perhaps raising funds for a bullet proof vest for the dog would be a good cause. Craig suggests going to local merchants and asking for items to be donated which can then be auctioned at the dinner following the tournament. Craig will approach the local police chief to find out about their specific needs.

Neighborhood Watch- Nothing to report at this time.

Homeowners Issues-Two homes currently listed for sale are under contract. Both homes have previously been grandfathered rental homes.

Golf Estates Report- Some residents have raised questions about the potential merger of the two HOAs. The Board is addressing those particular residents and explaining the process. Steve counseled the importance of the Board keeping items confidential until facts are completely understood by the Board and ready to be disseminated to the residents. There is nothing being kept secret, but details should not be discussed until all Board members are in control of the facts and can deliver them in an accurate way. The bottom line is the owners will dictate the final outcome. The Golf Estates is looking at potential entry features for their 2460 entrance. Gordon asked that the waterfall be kept on later at night until around 10 p.m. Penny will ask Jack to adjust the timer if it is not damaging to the motor to run that many hours.

Old Business-

New Business-

- a. The next Golf Estates Board meeting will be held Friday, August 15th at 8:30 a.m. Steve will attend.

Future meeting dates/times-The next meeting of the Board will be held Thursday, September 11th at 9:00 a.m.

Adjournment- Motion to adjourn was made by Craig, Steve G. Seconds, passed unanimously. Meeting adjourned by Steve at 10:13 a.m.