

Minutes of Sky Mountain Master Meeting  
Wednesday, August 9, 2017, 2017 9:05 a.m.

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

Sandy Boley-Excused

Other Attendees: Pat Gallagher & Duane Anderson-Golf Estates Representatives

**Meeting called to order** by Craig at 9:00 a.m.

**Welcome-** Craig welcomed everyone and confirmed a quorum.

**Approval of Minutes of Prior Meeting:** Thomas moved to approve the minutes of the June meeting as presented, Ernie seconds, passed unanimously.

**Open Forum:** Nothing was presented

**Architectural Report:** Thomas Eckhardt-No new applications have been submitted since the last meeting.

#### **Community Manager's Report-**

- a. A/R-All accounts are within 30 days.
- b. Waterfall Electrical Update- A new electric meter, electrical main panel and a surge protector were installed at the waterfall. The cost of the electrical repairs/upgrades was \$850.
- c. Tree Removal at Waterfall- One of the large pine trees at the waterfall is planted in close proximity to the block wall that separates the waterfall property from the neighboring house. The roots of the pine tree have been causing the wall to lift and crack. The issue was brought to the attention of the Golf Estates Board 3 years ago and they have had Penny measure and photograph the wall each year to see if the crack is growing. The crack was measured and photographed during July and the crack has grown more this year than in the past 2 years combined. The Trustees went and looked at the crack as well. They felt the stability of the wall was being compromised and that the tree should be removed. Two tree companies have also reviewed the situation and both gave the opinion that the roots could not be removed in that area without causing the tree to fall and that the best solution was removal of the tree. The tree has been removed and the stump was ground out. The block wall section that was affected has been rebuilt.
- d. Bathroom Repair-It was recently discovered that one of the toilets in the ladies bathroom was apparently connected to the hot water supply line rather than the cold water supply line. The plumbing company that installed the plumbing lines during the recent re-model of the bathrooms as well as the general contractor have been contacted and asked to remedy the problem. The wall in the men's bathroom will have to be cut open to access the pipes as the wall on the ladies side of the wall is covered in tile. Ernie volunteered to help ensure the contractor gets the work accomplished.
- e. Storage Room Update-The storage room interior has now been completed.
- f. Clubhouse Light Discussion-There are 31 can lights in the clubhouse. Each light has a 65Watt bulb. Each light fixture currently costs about \$11.86/year to run or \$367 for all 31. If we changed the fixtures to LED, each light fixture would cost about \$2.56/year to run or \$79 for all 31. The LED fixtures would cost about \$240 to purchase and we will have about \$40 for installation costs for a total of \$280. The annual electrical cost savings of \$288 would pay for the project in the first year. Ernie noted his church recently changed out all their incandescent can lights with LED fixtures and have also noticed a

reduction in the amount of heat that was being generated from the lights. There is also a safety issue with changing the existing bulbs as the ceiling is quite high. The LED bulbs have an estimated 20 year life expectancy. The Golf Estates Board will also consider this issue at their next meeting.

- g. Pool Signage- The Southwest Utah Public Health Department, which is the licensing entity for our pool and spa, has issued new required language which must be posted on signage in the pool area. The Trustees have reviewed drafts of the signage. The signs will be quite large because the health department is requiring a large amount of information to be posted and is requiring a large font size as well. There are HOA rules that the Board would like to see posted as well, but the required health department sign is so large the Board would like to see a separate sign with just a minimum number of the reminder rules. A total of 3 signs will be ordered. The health department requires a separate set of rules on a sign regarding use of the spa, and a separate set of rules on a sign for general pool usage. The third sign will be HOA rules that are not addressed on the health department signage. The health department has already begun citing HOA pools for not having the new rules posted, so we will get the signs ordered and installed as quickly as possible.
- h. Golf Tournament-We are looking for residents to volunteer to run a Community Golf Tournament. As of now, 2 Golf Estates residents have volunteered.
- i. The insurance policies of the HOA have been recently reviewed and are currently in the process of being renewed.

**President's Report**-Nothing to report at this time.

**Secretary's Report**-Not present

**Treasurer's Report**-Marilyn Nelson

June Income	\$ 4,102 Actual	\$ 3,684 Budget
June Expense	\$ 5,722 Actual	\$ 5,754 Budget
July Income	\$ 17,003 Actual	\$ 17,554 Budget
July Expense	\$ 10,973 Actual	\$ 11,299 Budget
Net Income YTD	\$ 8,230 Actual	\$ 7,989 Budget

Craig moved to accept the Treasurer's Report as presented, Ernie seconds, passed unanimously. The annual audit report was received and reviewed. No irregularities were found.

**Committee Reports:**

**Clubhouse Committee**-Sandy Boley-Not present

**Social Committee**-Craig Kendell- The Committee is currently working to organize an entertainer to present a comedy/mind reading show at the clubhouse in October. Details will be available soon.

**Neighborhood Watch**- Ernie Reese- Nothing to report.

**Homeowners Issues**- A resident sent a note objecting to a particular announcement in the newsletter. Ernie agreed with the resident that the announcement should not be permitted. The rest of the Board did not find an issue with the announcement.

**Golf Estates Report**- Nothing of note to report at this time.

**Old Business**- Nothing was reported.

**New Business-**

- a. Marilyn brought up pruning of the bushes along 600 N. There is a sight line issue when exiting the Community and the sidewalk along 600 N becomes difficult to navigate as the bushes protrude over the sidewalk. The landscaping along 600 N was put in by the City several years ago after repeated requests by the HOA and individual residents as the area was bare ground and an eyesore. The possibility of the HOA taking over the pruning of the bushes was discussed and will be presented in the Golf Estates meeting as well.
- b. The next Golf Estates Board meeting will be held Friday, August 11 at 9:30 a.m. Craig will attend.
- c. Future meeting dates/times- The next meeting of the Board will be held Wednesday, September 13 at 9:00 a.m.
- d. Adjournment- Motion to adjourn was made by Ernie, Craig seconds, passed unanimously. Meeting adjourned by Craig at 10:00 a.m.