

Sky Mountain Golf Estates Board Meeting Minutes

June 26, 2014

1:00 p.m.

Sky Mountain Clubhouse

Board Members Present: Gary Bovyer, Gordon Russell, Duane Anderson, Russ Crandall, Penny James-Garcia, Community Manager

Karen Wlodarek-Via Phone

Others Present- Steve Carpenter, Marilyn Nelson, Debbie Stewart, Steve Garcia, Bradley Abegglen

1:00 P.M. Meeting called to order by Gary. Pledge of Allegiance. Confirmation of Quorum recognized.

Approval of Minutes- Gordon moved to approve the minutes of the May meeting as presented, Duane seconds, passed unanimously.

Open Forum: Nothing was presented.

President's Report:

Community Manager Report:

- a. A/R Report-All accounts are within 60 days. The bankruptcy/collection account is paid in full and paid ahead through September.
- b. Trustee Obligation Update-The Trustee obligation report was presented.
- c. Landscape Selection Committee Update-Six companies were solicited, three companies submitted bids. Keep It Green, Desert Springs and Got Sod submitted bids. All 3 bids were similarly priced. The committee interviewed the companies and quizzed specifically the topics of customer relations, attention to detail, water system control, and weed abatement. Board members asked the committee if contractors were guaranteed a certain number of residents would participate in the contract. No, all participation in the contract is voluntary. Contractors take on the bid with this knowledge. Will the new contractor hold the current price through this calendar year and if so, how much would the price possibly increase next year? The suggested contractor has agreed to hold the current pricing through this calendar year and will not exceed a 10% price increase in 2015. The committee members were asked to give a brief assessment of the interviews. All committee members agreed that Got Sod's knowledge of sprinkler systems and irrigation was impressive as well as their work ethic seen on various projects for the HOA and private individuals in the past year. Desert Springs Services interview was good and they appeared to be hard working individuals, but the general consensus was that there was concern as to whether they had the manpower or experience to handle the contract. Marilyn asked if Got Sod would have different crews for landscape maintenance vs. landscape construction. Yes, they will have different employees, but the crews will overlap and assist each other when needed. Upon completion of the interviews, the committee came to a unanimous decision to suggest the contract be awarded to Got Sod. Russ moved the Golf Estates HOA landscape bid be awarded to Got Sod, Gordon seconds, passed unanimously. Steve G. moved the Master HOA landscape bid be awarded to Got Sod, Debbie seconds, passed unanimously. A 30 day notice will be mailed to Keep It Green and residents will be notified of the upcoming change.
- d. 2460 Entrance Discussion-Bradley presented a concept of having a large rock in the shape of a mountain with the Sky Mountain logo engraved and then at the bottom putting some sandstone landscape boulders in a design similar to the red rock formations seen at Sky Mountain. The monument would be approx. 6' tall resembling a mountain. The Board discussed this concept at length and had a difficult time visualizing the finished project. Enhancing the landscaping around the monument was also discussed. Gary has some ideas for the design and Russ does as well. They will get together and

perhaps ask Bradley and a landscape designer to be involved in some further conceptual drawings. This item is tabled until next month.

- e. Ladies bathroom countertop project- The Clubhouse committee has raised \$863.39 from the 2013 and 2014 community garage sales. They would like to install a countertop in the ladies bathroom. The committee obtained a quote last year and both Boards voted to allow the project once adequate funds were raised. Duane moved to allow the project with the following stipulations: The committee is to present an updated bid to the Board which should include the cost of the countertop, installation, cost of the new sink, cost of the new faucet, labor for a plumber to install the new fixtures and any other labor necessary to move the current trash container to the west wall. As long as the new bid does not exceed the \$863.39 on hand, the project will be allowed. Karen asked if the countertop was really necessary and if hooks for hanging of bags and purses would be a better solution. The policy of the Board has been that if a committee raises funds and requests a project that the Boards deem improves the facility it is allowed. Gary seconds, passed unanimously.
- f. Tree replacement in pool area and by east door-One of the palms in the pool area has died and been removed. The small palm near the east door has died and will be removed. Due to the length of this meeting, this item will be tabled until next month. Prior to next month's meeting, the Trustees will evaluate both areas and decide if they wish to re-plant a tree or shrub in the affected areas.
- g. Loan payment review-Dan Lackey reviewed the re-payment of the pool deck enlargement loan and submitted the following report: "A condition of the loan the HOA took out to finance the pool expansion in 2009 is that a member of the HOA verify the loan payments to the Vanguard Account from which the loan was made. I was requested to make said verification, which I did on June 3, 2014. I elected to randomly select the March & April 2014 documents for review regarding the loan payments. I reviewed that bank checks of \$400.00 each, the required payment amount (#3078 of 3-1-2014 for March & #3091 of 4-1-2014 for April). Both checks written, have cleared the bank and were deposited in the appropriate Vanguard account.
Dan Lackey, Member
958N 2360W
Hurricane, Utah, 84737
- h. Golf Course Request- A request was received from Sky Mountain Golf Course seeking sponsorship of their upcoming 20th anniversary golf tournament in the amount of \$384. This same item was presented to the Master HOA Board. The CC&Rs clearly state that the funds of the HOA may only be utilized for projects within the confines of the Community. Donations may only be made with funds that are generated outside of the HOA dues or assessments. The Master HOA has the same language in their CC&Rs and voted that a letter be sent to the golf course thanking them for the request but that due to constraints within the CC&Rs the donation is not possible. The Golf Estates Board agreed and asked the letter be sent from both Associations.
- i. Upcoming Projects Review-capital projects slated for the balance of this year include possible replacement of the flat roof portion of the clubhouse, possible re-surfacing of the clubhouse parking lot, possible revisions to the landscaping at the waterfall entrance or other common areas.
- j. Pool Temperature-A resident reported that several other residents are unhappy with the current temperature of the pool and would like to have the water warmer. They did not have a specific temperature they desired, they just indicated that some residents, particularly those with health issues such as diabetes or arthritis find the water too cold. When the resident reported this, Penny checked the water temperature on the pool heater and discovered the heater had been turned off. The pool contractor was contacted and they indicated they had turned the heater off two days prior to lower the level of the pool water so the tiles could be cleaned and they forgot to turn the heater back on. The water temperature was 5 degrees cooler than normal at that point. Penny also phoned Lava Bluff, Coral Canyon, Sun River and Washington Community Center and inquired to what temperature they regulate their pools. All of the mentioned facilities heat their pools to 82 degrees with the exception of the lap pool at Washington Community Center which is only heated to 80 degrees. The Sky Mountain pool is currently heated warmer than any of those facilities. The Trustees appreciated the research information and do not wish to increase the temperature in the pool at this time.

Committee Updates

- a. Clubhouse Committee Report-Gordon Russell-The committee will meet next month.
- b. Neighborhood Watch Committee- Karen Wlodarek-Karen has had 6 people say they are no longer willing to be involved as block captains. She is trying to re-configure the areas to accommodate the current volunteers and will try to hold a meeting in August.
- c. Social Committee-Karen Wlodarek-Karen approached the committee about taking over the organizing and running of the semiannual golf tournaments. The committee indicated the golf tournament is typically an event frequented by men more than women and they do not wish to be involved in implementing the tournament. Karen also approached the social committee about instituting a “welcome wagon” to greet new residents and inform them about upcoming events in the Community. The Social Committee was not interested in being involved, but felt this was a function of the Neighborhood Watch. Karen is working to establish other events for the social committee outside of the annual fashion show they organize and host which is so successful.

Financial Report-Gordon Russell- reviewed the Golf Estates financials:

Clubhouse

May Income	\$ 5,000 Actual	\$ 4,292 Budget
May Expenses	\$ 4,825 Actual	\$ 5,525 Budget
YTD Income	\$ 7,216 Actual	\$ 5,057 Budget
Reserve Account Balance	\$ 114,065.35+ \$ 9,150.60 Note Receivable. Total Asset value of Reserve account \$ 123,215.95	

Golf Estates

May Income	\$ 15,580 Actual	\$ 14,628 Budget
May Expenses	\$ 15,543 Actual	\$ 14,217 Budget
YTD Income	\$ 2,965 Actual	\$ 95 Budget
Reserve Account Balance	\$ 14,779	

Architectural Report-Russ Crandall-

- a. One house is currently under construction and one yard re-landscape is still in progress.
- b. Proposed changes to language in the design guidelines-The proposed change regarding height of gates and storage of recreational vehicles was presented to the Trustees. Due to the length of this meeting, this item will be tabled until next month. The Trustees were also asked to review the Architectural Guidelines in general and bring suggestions to next month’s meeting if they had other changes to propose.

Master HOA Report- Nothing was presented other than the landscape committee.

Old Business-Nothing was presented

New Business-

- a. The Next Master HOA meeting will be held Thursday July 10th at 9:00 a.m. Karen will attend.

Next Meeting Date, Time: The next monthly meeting will be held Tuesday July 15th at 2:30 p.m.

Meeting Adjourned at 3:15 p.m. Gordon moved to adjourn, Duane Seconds, passed unanimously.