

## Sky Mountain Golf Estates Board Meeting Minutes

March 16, 2012

8:30 a.m.

Sky Mountain Clubhouse

Board Members Present: Gary Bovyer, Gordon Russell, Margaret Sorensen, Carolyn Tomlinson, Pat Korab, Penny James-Community Manager

Others Present-Ruth Urban, Dan Lackey

8:30 A.M. Meeting called to order by Gary. Pledge of Allegiance. Confirmation of Quorum recognized. Gary welcomed those attending.

Pat moved to approve the minutes of the previous meeting as presented, Gordon seconds, passed unanimously.

**Open Forum:** Ruth presented bids and a detailed sketch for the re-landscaping of the waterfall area. Gary expressed concern about spending money at this time on a project that is more decorative than functional in nature. The bids submitted were \$11,000 and \$12,000. Gordon noted that \$4,000 has been allocated in this year's budget and the bids exceed that number significantly. Gordon and Gary suggested waiting until later in the year to see how the budget goes for this year. Ruth described the purpose of the project is to update and enhance the landscaping to the area that is the entrance to the Community. Gordon made a motion to postpone further discussion of this item until late this calendar year, Gary seconds, Pat abstained, Margaret, Gary, Gordon and Carolyn in favor.

### **President's Report:**

- a. Ventilation Discussion-Southwest Air came and evaluated the ventilation concern. They recommended that we take advantage of the built in fresh air economizer on the heating/cooling unit. There is a vent that can be opened which will introduce fresh air into the building each time the unit runs. The filters would need to be moved to the roof units rather than the interior cold air returns and the filters would have to be changed and the unit would need to be cleaned quarterly rather than semi-annually. The extra filters and maintenance would cost the HOA an additional \$100/year. This is a much more cost effective method than replacing windows or purchasing an air purifier. The only unit involved at this time would be the unit that controls the exercise room and office. We will monitor the utility bills over the next few months to see if introducing outside air drastically affects the costs. If the costs increase noticeably, or if the solution is not effective, the vents can be closed and we can seek other options. Margaret made a motion to proceed with utilizing the fresh air intake on the existing unit, Carolyn seconds, passed unanimously.

### **Community Manager Report:**

- a. A/R Report-Two accounts are in arrears. The one has been for some time. The resident is making an effort to pay their account and hopes to bring their account current in April. The other account was sent a 30 day notice but has not made any payments. There is a complication with the ownership of the property which was discussed with the Trustees. The resident is also on the HOA landscape program and is not paying the cost of the maintenance at this time. Gordon made a motion to have the HOA attorney pursue the ownership question and also to discontinue lawn care at the property, Pat seconds, passed unanimously. \*\*\*Update\*\*\*Since the time of the meeting the resident paid their account in full through February.
- b. Trustee Obligation Update-The Trustees were given an update on their obligation fulfillment to date.

- c. Law Forum-The annual law forum will be held Saturday March 31<sup>st</sup>. The HOA will pay the \$30 fee for any of the Trustees who would like to attend. It is a very educational forum about HOA law and procedures. Carolyn will attend for the Golf Estates.
- d. Pool Umbrella-Costco has a nice patio umbrella available for \$99. Pat moved to purchase the umbrella, Margaret seconds, Gordon objected, Gary, Carolyn, Margaret & Pat in favor.
- e. Yard Recognition-The following yards were recommended by the Trustees for recognition:
  - Bob & Nancy Salvo 2456 W 920 N
  - Tom Loveless 2463 W 880 N
  - Lou & Dagne Camp 2477 W 770 N
  - Jim & Mariska Furgo 2288 W 1050 N
  - Don & Trish Reinert 2317 W 1050 N

**Committee Updates**

- a. Clubhouse Committee Report-Gordon Russell-Addressed above
- b. Neighborhood Watch Committee-Pat Korab-Pat is working with the Scheids to get the Neighborhood Watch agenda set for this year.
- c. Social Committee-Margaret Sorensen-The fashion show will be held Wednesday, April 18<sup>th</sup>, reservations are now being taken and are \$10/each. May 5<sup>th</sup> is the Tammy D show. Tickets for the Tammy D show will be \$7.

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

February Income	\$ 14,580	Actual	\$ 14,387	Budgeted
February Expenses	\$ 13,309	Actual	\$ 13,802	Budgeted
Net Income YTD	\$ 1,540	Actual	\$ 1,084	Budgeted

Golf Estates Reserve Account Balance: \$ 14, 770.66

Clubhouse Financials:

February Income	\$ 4,126	Actual	\$ 4,298	Budgeted
February Expenses	\$ 4,250	Actual	\$ 5,463	Budgeted
Net Income YTD	\$ 5,388	Actual	\$3,016	Budgeted

Clubhouse Reserve Account Balance: \$ 93,102.28 + \$ 17,839.37 Note Receivable. Total asset value of reserve fund \$ 110,941.65

**Architectural Report**-Carolyn Tomlinson-

- a. Replacement shed at 2456 W 920 N-application was reviewed and approved. Carolyn had suggested the shed be anchored into concrete, but the guidelines only say the shed has to be anchored to withstand the winds. Carolyn will suggest anchoring in concrete because of the winds, but the guidelines will not be changed at this time.

- b. An application was reviewed and approved to plant shrubs at 759 N 2460 W.
- c. A home addition at 2390 W 1050 N has been proposed; plans have not yet been submitted.

**Master HOA Report**-No One Present

**Old Business**- the landscaping at the 2460 entrance needs to be spruced up as well as the waterfall entrance. Penny will meet with Keep It Green next week to review all common areas.

**New Business**-

- a. The Next Master HOA meeting will be their Annual meeting which will be held Saturday, March 24th at 10:00 a.m. Their regular March meeting will be held immediately following their annual meeting. Carolyn will attend for the Golf Estates Board.
  - b. Next Meeting Date, Time: The next regular monthly Board meeting will be held Friday, April 20th at 8:30 a.m.
  - c. Carolyn has had numerous people approach her regarding the rental of the clubhouse by the yoga class. Some residents feel the yoga instructor should have to pay for the use of the clubhouse. After Board discussion Pat moved to not charge the yoga class rent, Gordon seconds, passed unanimously.
- Meeting Adjourned at 9:55 a.m. Gordon moved to adjourn, Margaret Seconds, passed unanimously.