

Minutes of Sky Mountain Master Meeting
Wednesday, May 5, 2010 11:00 a.m.

Trustees Present: Dee McNeill, Dieter Urban, John Reifel, Harry Boley, Larry Hunter, Penny Hartle-office manager

Other Attendees: Dale Willard

Meeting called to order by Dee McNeill

Welcome-Dee welcomed everyone and confirmed a quorum.

Minutes Approval-Minutes from the annual meeting and the regular March Board meeting were reviewed. Larry made a motion to accept the minutes of both meetings as presented, John Seconds, Passed unanimously.

Architectural Report-No applications were received this month.

Office Manager's Report-

- a. A/R Report-The house at 881 Sky Mountain Ct. is in arrears on dues and on utilities expenses that the HOA has assumed to keep the yard in good condition. Monthly invoices are being sent to the homeowner with no response. A lien has been filed against the property. Do the Trustees wish to pursue the next legal step which would be a letter from the HOA attorney? The Trustees discussed the situation and previous precedent. After discussion, Dieter made a motion to have a letter sent from the HOA attorney, Harry seconds, passed unanimously. ***UPDATE*** since the date of this meeting, the HOA has received notification that this property is in foreclosure proceedings and is set for auction on June 15th.
- b. Storage Building-The HOA rents a storage unit in Hurricane for the storage of records, and various other items such as the clubhouse Christmas tree. Erecting a storage building on HOA property has been discussed in lieu of continuing to pay rent. A Golf Estates resident suggested putting a storage building in the RV lot, and another Golf Estates resident suggested purchasing a steel storage container rather than a building. The Golf Estates Board is investigating costs involved and will discuss this matter further at their next meeting.
- c. Password/Codes Discussion-The handling of codes and passwords for HOA security items was discussed. A protocol of who should have access to these items and where they will be stored was addressed and decided upon. For confidentiality purposes, the location of these items will not be disclosed in the minutes.
- d. Heat sensor for pump room -The hard wired smoke detectors have now been installed in the clubhouse. Our security company has also suggested the HOA consider installing a heat sensor in the pump room as that is where chemicals and two gas heaters as well as the gas water heater are located. This room probably represents the most flammable area in the facility. Due to the temperatures in the room and the chemicals present, a standard smoke detector would not be effective. A heat sensor can be installed and set to trigger an alarm at any temperature such as 175 degrees or higher. It can also be set to trigger an alarm if the temperature rises too quickly such as a 20 degree temperature increase within 10 minutes. The cost of the sensor would be around \$150. John made a motion to have heat sensor installed, Dieter seconds, passed unanimously.

- e. Bulletin Board Policy-What items are allowed to be posted on the bulletin board in the clubhouse has come under discussion in the Golf Estates meeting. The Golf Estates Board made a policy change 2 months ago stating that only HOA items could be posted and that the Board was no longer available for residents to post want ads, classifieds, announcements, advertisements, etc. One of the Golf Estates residents came to their last meeting and expressed concern and displeasure over the policy change. The Board said they would re-consider the idea, but encouraged the resident to utilize the HOA web site as a means of free advertising. The Golf Estates would like the Master Trustees to give their input. Dee would like to see a bulletin board at the end of the hallway or in the weight room for resident use. John would suggest allowing residents to post items to the bulletin board, and limit the size of the postings. Dee thinks no business cards should be allowed, just items like upcoming events, items for sale, etc. Larry thinks the bulletin board should be for HOA postings only. John thinks a 5x7 card should be the maximum size. Harry thinks there should not be any commercial items advertised. Larry motion to stay with the current policy recently adopted by the Golf Estates Board that the bulletin board is for HOA postings only and not available to residents, Harry seconds, passed unanimously.
- f. Pond electrical repair-a junction box had to be replaced during the pond clean out. Dale suggests putting a fake rock over the new box to protect and camouflage it. The rocks are around \$60. Larry said he noticed a sprinkler hitting the junction box and thought the fake rock would be a good idea. John made a motion to purchase the rock, Larry seconds, passed unanimously.

President's Report-

- a. Ponds clean up recap-Dee thanked Larry, Chuck and John for all their work on the ponds. Larry described the work they did with the power washer, vacuum, shovels, and hauling the debris away. John said power washing was a great asset. John thinks we might want to try to vacuum around the pumps in the lowest pond annually. Dee was thinking about filling the low spots in the ponds with concrete to alleviate the need for so much pumping during the drainage process. Larry said most of the water that stays in the ponds is from irrigation. Dee thought the laborers worked out well and that they should be used again in the future. Everyone agreed that the ponds look better than they ever have and were pleased with how the process worked this time.
- b. Ponds chemical discussion-Dale thinks the pond chemical should be changed to a bacteria eating product. Larry asked Dale if he had any experience with the product, he has not. Larry thinks it sounds good if it works, but the costs involved with the pond are a real concern and using a more expensive product is not a good idea. Larry would rather Dale had experience with the product before trying it on the HOA ponds. It would cost approximately \$20-\$30 more than the cutrine that is currently being used. Larry asked what the dosage is, Dale explained the dosage. John is not convinced that the debris that falls into the pond will be taken care of by the bacteria eating product. There are grass and leaves, etc. that are in the pond that are not bacteria. John agrees with Larry that experience with the product would be invaluable. John said the products evacuate the oxygen out of the water which will affect the algae, but not the grass. Larry suggested continuing the current products for another year and asked Dale to research the algae eating product further. Larry made a motion to continue using the cutrine, chlorine and aqua shade for another year, John seconds, passed unanimously.
- c. 881 Sky Mountain Ct. yard maintenance discussion-Dee recognized that Larry has been performing all the maintenance at 881 Sky Mtn Ct. Larry will be

leaving July 9th for the summer. Larry has mowed the lawn 6 times, trimmed it twice, put weed and feed on the lawn and spent 3 hours digging weeds out of the yard, and trimmed the bushes. Dee would like the Trustees to take turns mowing the yard. The Trustees were happy to take part. Dee will bring a sign up list to the next meeting.

- d. Trustee vacation notice-It is important that the Trustees let Penny know when they go out of town. Dee typically provides their schedule, cell phone number and a hotel phone number is applicable and asked the rest of the Trustees to do the same when possible.

Secretary's Report- Larry attended the Golf Estates meeting and the items covered were already reported above.

Treasurer's Report- April Income \$ 17,611 Actual \$ 18,016 Budget
April Expense \$ 10,962 Actual \$ 10,791 Budget
Net Income \$ 6,648 Actual \$ 7,225
Balance in the Vanguard Reserve Account \$ 7,553.74

The pond maintenance was over budget due to the pipe extension that was dealt with. Harry went over the expenses and income in detail.

Homeowners Issues- nothing to report

Golf Estates Report- Nothing new to report

Committee Report

Clubhouse Committee-The community garage sale was held last Saturday and was a great success. A total of \$606 was raised to be used toward some type of enhancement to the clubhouse. The Committee met yesterday and discussed replacing the coffee tables in the clubhouse and also discussed small tables for the pool area. There is also a set of dishes in the kitchen that do not get utilized and probably should not be due to breakage issues. Dee made a motion to put the coffee tables and dishes for sale, and use the funds plus the funds from the garage sale to purchase new tables, Larry seconds, passed unanimously.

Social Committee- The spring luncheon and fashion show was held. It was a tremendous success. 79 ladies were in attendance. The Social Committee did a great job of hosting another wonderful event and Dillard's provided wonderful fashions and support.

Neighborhood Watch- Dee has been the organizer and coordinator of Neighborhood Watch since it was begun. Making the annual list of members is the biggest job. The block captains walk the association and hand out annual meeting packages as well as the updated lists each year. Penny suggested having a list that is maintained at the office so it can be shared electronically. A map would not be part of that version. Dee said the map is really important and needs to remain part of the list. Dee would like someone else to take charge of Neighborhood Watch and asked the Trustees to let her know if they think of someone who may be interested.

Soliciting issue addressed-Soliciting has been an issue in the Community due in part to the leaflets, etc. that are left on doors, driveways etc. The Golf Estates Neighborhood Watch committee drafted a letter to the City which was reviewed by the Master Trustees. After discussion, they liked the letter, but suggested additionally requesting that the City allow the HOA to put signage at each entrance stating that "Solicitors must check in with the office". If the City allows this signage the Trustees can draft a policy for Penny to follow regarding what

type of solicitation would be allowed. Dee made a motion to support the Golf Estates letter with the addition of the signage request, John seconds, passed unanimously.

Homeowner's Issues-the current portable sound system in the clubhouse is not adequate. The social committee has accumulated \$1,500 from their fashion show incomes and budgeted money that has not been spent. Dee has a friend who does sound system installations and was involved in the wiring of the clubhouse. Dave from Audio Installation came out and looked at the situation and presented a quote for installing two speakers, a microphone, a receiver and amplifier. Dee met with Mike and Gordon to discuss the sound system. They agreed in principal to the social committee funds being used to purchase the sound system. The social committee has agreed in principal to spending the funds toward purchasing the sound system. Larry made a motion to approve the bid and purchase the sound system, Dieter seconds, passed unanimously.

Golf Estates Report-No one present

Old Business-Larry came down and tested the chemicals this past weekend. The pool tested minimal chlorine amounts in the pool. Larry phoned Randy and he came and discovered the chlorine barrel was empty and remedied the situation.

New Business-

a. The next Golf Estates board meeting is Friday, May 28th at 10 a.m. Dee will attend for the Master HOA Board. ***UPDATE*** this meeting has been re-scheduled for Thursday, May 27th at 3:30 p.m.

Future meeting dates/times- The next board meeting will be held on Wednesday, June 2, 2010 at 10 a.m. The following meeting will be held July 7th.

Meeting Adjourned at 1:30 p.m. by Dee McNeill