

Minutes of Sky Mountain Master Meeting
Tuesday, November 15, 2016 3:00 p.m.

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

Other Attendees:

Meeting called to order by Craig at 3:00 p.m.

Welcome- Craig welcomed everyone and confirmed a quorum.

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

Open Forum: Nothing was presented

Architectural Report:

- a. Applications Approved since last meeting-
 1. An application was reviewed and approved for yard re-landscape at 810 Sky Mountain Court
 2. An application was reviewed and approved to install a flag pole at 817 Sky Mountain Blvd.
 3. The gate screen installed at 643 Sky Mountain Blvd was submitted as having a faux painted design finish. The design work has not been completed. Thomas asked that a letter be sent to the resident asking them the status of the gate screen.

Community Manager's Report-

- a. A/R-All accounts are within 30 days.
- b. Potential Waterfall Projects Discussion-The projects at the waterfall have been approved by the Golf Estates and are scheduled to proceed. Oleander bushes are being planted along the north wall as well as behind the wall adjacent to the waterfall structure; the waterfall structure and adjacent wall will be sandblasted; the existing sign will be chiseled away and a new sign will be installed to closely match the signage at the East entrance.
- c. HOA Seminar Report-Penny attended a seminar regarding proposed State legislation affecting HOAs. The legislators realize that CC&Rs are a binding contract and are not inclined to institute legislation to override those governing documents in spite of pressure from some industries.
- d. Common Area Landscape Conversion-The HOA financials have been reviewed by Marilyn and Penny and the funds are in place to complete the final conversion of the HOA common area to desert landscaping. This has been a three year plan. The common area was divided into 3 sections to make the project affordable on an annual basis. The first area converted lies between Sky Mountain Court and the golf course and adjacent to 890 & 900 Sky Mountain Court. The second area which was converted lies between Sky Mountain Boulevard and the bridge in the former ponds area and adjacent to 840 & 874 Sky Mountain Boulevard. The final area to be done lies between Sky Mountain Court and the bridge in the former ponds area and adjacent to 891 & 901 Sky Mountain Court. The homeowners of 891 & 901 Sky Mountain Court will be notified of the pending project and Penny will meet with the landscapers and utilize the plat map to mark property boundaries. Craig moved to complete conversion of common area #3, Ernie seconds, passed unanimously.
- e. Vendor Gifts-Each year the HOAs selects a few vendors who have done an outstanding job for the Community and present them with a small gift in recognition of their efforts. A list of vendors was

presented for consideration. Marilyn moved to accept the vendor gifts as proposed but to include \$50 for Keep It Green, Thomas seconds, Craig, Marilyn and Thomas in favor. Debbie and Ernie abstained.

f. Clubhouse Budget Review-The clubhouse budget for 2017 was reviewed.

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

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

Treasurer's Report-Marilyn Nelson

October Income	\$19,081	Actual	\$19,233	Budget
October Expense	\$10,666	Actual	\$11,293	Budget
Net Income YTD	\$15,620	Actual	\$12,042	Budget

Thomas moved to accept the Treasurer's Report, Ernie seconds, passed unanimously.

Committee Reports:

Clubhouse Committee-Debbie Stewart-The clubhouse committee has not met recently.

Social Committee-Craig Kendell- The social committee will put up the Christmas Tree on November 30th.

Neighborhood Watch- Ernie Reese- Nothing to report.

Homeowners Issues- Nothing to report.

Golf Estates Report- No one was present.

Old Business- Marilyn feels there should be a sign specifically stating children under 5 are prohibited in the hot tub. Marilyn moved to suggest to Golf Estates, Ernie seconds, passed unanimously.

New Business-

- a. The next Golf Estates Board meeting will be their annual meeting which will be held Tuesday, December 6th at 6:00 p.m.
- b. Future meeting dates/times- The next meeting of the Board will be Wednesday, January 11th at 9:30 a.m.
- c. Adjournment- Motion to adjourn was made by Thomas, Craig seconds, passed unanimously. Meeting adjourned by Craig at 4:40 p.m.