

Minutes of Sky Mountain Master Meeting
Tuesday, November 9, 2010 1:00 p.m.

Trustees Present: John Reifel, Harry Boley, Dieter Urban, Larry Hunter, Penny Hartle-Office Manager

Dee McNeill-excused

Other Attendees:

Meeting called to order by John Reifel

Welcome-John welcomed everyone and confirmed a quorum.

Minutes Approval-Minutes from the previous Board meeting were reviewed. Harry made a motion to accept the minutes as presented, Larry Seconds, Passed unanimously.

Architectural Report-

- a. Dean McNeill applied to put in a French drain and cement walk to divert water from run off and any continuing sprinkler issues from neighboring properties. The application was reviewed and approved and the work has been completed.

Office Manager's Report-

- a. A/R Report- 881 Sky Mountain Ct. is still in arrears. As of this date a bank sale has not occurred. The utilities have been turned off. A second resident is now in arrears on their account. Their 3rd quarter dues have not been paid. An email was sent to remind them of the delinquency with no response. A finance charge was assessed and a statement was mailed to them in October with no response. Larry made a motion to follow HOA policy of sending a letter notifying the resident that a lien will be placed against their property if their dues are not brought current within 30 days, John seconds, passed unanimously.
- b. The clubhouse budget for 2011 was reviewed. The Golf Estates Board creates and approves the budget as the Golf Estates owns the clubhouse, but the Master HOA does contribute funds and the Master Board votes on items purchased and procedural changes within the clubhouse as well. The Trustees reviewed the budget and concurred that it looked good for the coming year. Three major items are being considered for 2011 including: a replacement piece of aerobic equipment for the exercise room, new carpeting for the main room and office and the security key cards will be replaced including the card readers.

President's Report-

- a. John commented that the ponds are in the best condition he has ever seen. The border project turned out great and the ponds look clean. John commented that the decision to move the lawn care and pond care to Keep It Green was a good one.

Secretary's Report- Harry took the spa samples last month to be tested. The water facility now is requiring the samples to be on ice and to fill the bottle a little more. Larry is taking the sample today. John and Dieter will take the samples in December. Larry suggests putting out a 2011 schedule to include both Boards taking turns delivering the samples.

Treasurer's Report- October Income \$ 17,388 Actual \$ 18,016 Budget*

*The difference in the income is due to two homeowners being in arrears on their dues.

October Expense \$ 11,872 Actual \$ 10,791 Budget

Net Income YTD \$ 1,305 Actual \$ 6,941 Budget

Balance in the Vanguard Reserve Account \$ 6,056.70

The ponds are \$4,400 over budget for the year. All other items are in order.

Homeowners Issues- Larry is not satisfied with the level of HD channels provided by Baja. The signal is not up to par and the sound is not clear. A resident's dog has been running in the neighborhood and leaving waste in yards. The Board asked that a letter be sent to the homeowner.

Committee Report

Clubhouse Committee- The clubhouse committee will next meet on November 12th at 10 a.m.

Social Committee- The committee has set the following dates: Set up Christmas Tree November 30, Bunco Night December 4th, Christmas in Sky Mountain Home Tour December 15th combined with donations for the Dove Center. The home tour will be of homes in Sky Mountain that are decorated for the Christmas season whose owners are willing to invite everyone in for a tour. Refreshments will be served at the clubhouse following the tour.

Neighborhood Watch- Nothing new to report.

Golf Estates Report- No one present

Old Business-No old business was presented

New Business-

a. The next Golf Estates board meeting is Friday, November 19th at 10 a.m. Dieter will attend. The annual meeting for Golf Estates will be held on Saturday, December 4th at 10 a.m.

Future meeting dates/times- The next board meeting will be held on Wednesday, December 15th, 2010 at 1:00 p.m.

Meeting Adjourned at 1:50 p.m . Larry made a motion to adjourn, Dieter seconds, meeting adjourned by John.