

Minutes of Sky Mountain Master Meeting
Wednesday, October 28, 2015 9:00 a.m.

Trustees Present: Craig Kendell, Marilyn Nelson, Steve Carpenter, Russ Orvin, Penny James-Garcia,
Community Manager

Debbie Stewart-Excused

Other Attendees: Duane Anderson & Russ Crandall-Golf Estates Representatives

Meeting called to order by Craig at 9:04 a.m.

Welcome-Craig welcomed everyone and confirmed a quorum.

Minutes Approval-Marilyn moved to approve the minutes of the September meeting as presented, Steve seconds, passed unanimously.

Open Forum: Nothing was presented

Architectural Report- Steve Carpenter

- a. Applications approved since last meeting-an application was reviewed and approved to install a small removable wrought iron fence in the back yard at 830 Sky Mountain Court.

Community Manager's Report-

- A. A/R Report- All accounts are current with the exception of 881 Sky Mountain Court.
- B. Clubhouse 2016 Budget-The clubhouse budget recently approved by the Golf Estates Board was presented to the Board. Total income is projected to be \$72,459. Total Expenses are projected to be \$72,412. The net income for 2016 is projected to be \$47.
- C. Pool Re-plaster Discussion- The HOA pool contractor Randell Wild attended the Golf Estates meeting last week to discuss the re-plaster of the pool. This project has been in our budget for the past 2 years, but finding a contractor who has a professional reputation and the time to do the project has been a challenge. Randell has approached contractors from Las Vegas as well as the St. George area. Two prices have been received to date, both of which are considerably over the projected budget. To date, this is the first project that the reserve consultant did not project adequate funds to cover. Randell felt this was due to the rapid rise in the price of concrete and plaster over the past couple of years. Randell noted that while this is not an emergency project, it is time to address the plaster. The pool plaster is starting to pop in several places and there are a lot of cracked tiles at the water line which leads to water loss. The bids submitted include new tile around the water line as well as the swim lanes on the bottom of the pool and the step indicator tiles. Also included are new drain covers, inlet covers and the choice of a 1 year or a 7 year warranty depending upon whether quartz is added to the plaster mix. Randell suggests going with the quartz addition because it strengthens the plaster and increases the life significantly. Our current plaster has quartz and has lasted well beyond its typical life expectancy. Randell's works hard to keep the pool clean and the chemicals properly balanced which extends the life of the plaster. Gary suggested seeking bids from Salt Lake City plaster contractors as there may be cost savings if we have work for them during the time of year they would not be able to plaster pools up north due to cold weather. Randell will work on this and report back next month. Steve also knows several pool contractors from the Salt Lake area and will make some phone calls to see if he can get information regarding a reputable plaster company.
- D. Pool Deck Discussion- The pool deck was re-finished two years ago, but the product has not held up as advertised. There is popping of the product in several places and there is a lot of discoloration. The contractor who performed the work has been to the facility several times and believes the product used to seal the deck was faulty and has not used it on another deck since

ours. The contractor asked the HOA to send a letter to the manufacturer of the product regarding the condition of the deck. Upon receipt of the letter and photos and ensuing discussion, the manufacturer of the product has agreed to provide replacement product at no cost. Rose Concrete who re-finished the deck will now need to meet with members of the Board to discuss a timeline and procedures.

- E. Bathroom Facility for Pool Area Discussion-The health department code requires a shower at public pools. Because our pool is a “limited use” pool, the health department has allowed us to continue operation but has repeatedly noted a shower should be installed. The health department recognizes and appreciates the steps we have taken to be in compliance with their guidelines including increasing the height of our fence a few years ago and installing the expanded pool deck area to allow for an adequate walkway around the pool. The HOA made a loan to itself from the reserve fund in 2009 to build the expanded deck and pergola. That loan will be re-paid in July of this coming year. Gordon advises we consider taking a loan from ourselves again to build a bathroom/shower facility in the pool area or to incorporate a shower into each of the existing bathrooms and create an access from the east side of the building directly into the bathrooms to alleviate wet bathing suits in the main part of the clubhouse. The separate entrance would also create access for pool users to enter the bathrooms without disturbing an event occurring in the clubhouse. The joint Boards will schedule a study session to begin looking at the costs and feasibility of this project.

President’s Report-

- A. Clubhouse Rental/Pool Policy Review- The current policy regarding renting the clubhouse does not permit the pool or exercise room areas to be utilized by the party who is renting the clubhouse. A couple of residents have expressed they feel they should be able to rent the pool and that other residents should not be permitted in the pool area during the rental period. The Golf Estates Board reviewed and felt the policy was good and should not be changed. Russ moved to leave the policy as is, Steve seconds, passed unanimously.
- B. CC&R Review Discussion-Marilyn and Debbie were going to meet to review the CC&Rs but have not yet been able to coordinate their schedules. Debbie told Marilyn she has read through the documents and does not see a lot of things that need to be changed. Penny offered to go through and highlight items for the Board to consider based on updates in the Utah code and input from other HOAs. Craig suggested a study session be scheduled in January.

Secretary’s Report- Russ Orvin-a resident approached Russ and expressed their dislike of the desert landscaping policy. The Board realizes desert landscaping is not the preference for all homeowners but it has been a nice option for those who wish to conserve water and reduce on going maintenance.

Treasurer’s Report- Marilyn Nelson-

September Income	\$ 3,511	Actual	\$ 3,684	Budget
September Expense	\$ 6,044	Actual	\$ 6,006	Budget
Net Income YTD	\$ 6,037	Actual	\$ 2,113	Budget
Balance in the Vanguard Reserve Account \$ 1,504.54				

Steve moved to accept the financial reports for September, Russ seconds, passed unanimously.

Committee Reports:

Clubhouse Committee-Debbie Stewart-Not Present

Social Committee-Craig Kendell-The HOA social committee will host a Halloween party this Friday. The City of Hurricane Recreation Department is holding a fun run and trunk or treat at the golf course on Friday night. The City expects about 500 attendees. Attendees will be asked to not block driveways of residents.

Neighborhood Watch- Steve Carpenter- Steve was called about 10:45 one evening last week and was told his garage door was open. It is great to live in a neighborhood where residents watch out for each other.

Homeowners Issues-

- a. A resident told Marilyn the lights at the pool area are going off too early. Penny will check on the timer and adjust it for the time change as well as the shorter hours of daylight.

Golf Estates Report- All joint items regarding the pool were discussed above.

Old Business-Nothing was presented.

New Business-

- a. The next Golf Estates Board meeting will be held Thursday, November 19, 2015 at 11:00 a.m.
- b. **Future meeting dates/times- The next meeting of the Board will be held Wednesday, December 2nd at 3:30 p.m. with a joint Board study session regarding pool area proposed projects at 4:30 p.m.**

Adjournment- Motion to adjourn was made by Craig, Russ seconds, passed unanimously. Meeting adjourned by Craig at 11 a.m.