

Minutes of Sky Mountain Master Meeting
Wednesday September 8, 2010 10:00 a.m.

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

Larry Hunter Excused

Other Attendees:

Meeting called to order by Dee McNeill

Welcome-Dee welcomed everyone and confirmed a quorum.

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

Architectural Report-Nothing to report

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.
- b. Pool/Spa Water Sample Requirement Change- Spa & Pool Testing Requirement Change- The health department recently sent a letter to all HOA's indicating that the annual water test that has been required for ecoli will now be required monthly. The water treatment plant lab in Bloomington is the lab designated for the testing. Samples have to be submitted Monday through Thursday between 8 a.m. and 2 p.m. and the fee is \$30/month. The health department entered an agreement with HOA's associated with the AOPC several years ago which exempted the HOA pools from this type of requirement as long as a list of items were provided. The requirements have been: Submission of an annual pool plan including names of Trustees, Certified Pool Operator and the schedule of testing; annual ecoli water test results, water tests for chlorine and ph 7 days/week. According to the agreement as long as HOA pools logs were up to date and these other requirements were satisfied, the health department would grant the annual pool operation license. There was not any discussion with the HOAs, no notices of violation or ecoli breakout issues cited as reasons for this new requirement. Since the water lab is in Bloomington and the hours are so brief, Penny will have to collect the samples at the end of the day and then deliver them the next morning to the lab within their required temperatures of 36 and 42 degrees. To accomplish this samples have to be refrigerated overnight and then delivered in a cooler containing ice and water. If the samples are not within this temperature range, they will be refused. Since Penny has now moved to Sky Mountain Dee suggested having Trustees take turns taking the samples to Bloomington and volunteered to take the samples in September. Harry volunteered to take the samples in October.
- c. Middle Pond Wind Click Discussion-The wind click in the middle pond has stopped working and needs to be replaced. The click will no longer reset itself, so the fountain stays off unless the click is manually reset. When the fountain does not run, it slows the flow of the ponds, creating a lack of water movement which encourages algae growth. John made a motion to have the wind click replaced, Dieter seconds, passed unanimously.
- d. Clubhouse Window Replacement- One of the windows in the clubhouse has condensation between the panes indicating the seal has failed. Dan L suggested finding the manufacturer of the windows is as this type of item is typically warranted for 20

- years. Since the developer built the clubhouse, the HOA has no record of this type of information. Dee volunteered to phone Steve Foisy to see if he had any information.
- *Update* Dee did phone Steve and he did not have any information regarding the clubhouse. A quote was obtained in the amount of \$131.41 to replace the window. The Golf Estates Board voted to have the window replaced and it will be taken care of.
- e. Southwest A/C new maintenance contract for clubhouse- The A/C Service Company that had been servicing the units at the clubhouse has closed their St. George office and is strictly operating in Salt Lake at this time. After obtaining pricing and references Southwest Air Conditioning and Heating was the front runner to take the maintenance agreement for the HOA. The Golf Estates Board voted to award the contract to Southwest Air Conditioning and Heating.
 - f. Insurance-We have been very satisfied with our current insurance broker and carrier. To insure we are receiving competitive pricing, alternate bids were sought this year. Our current policies offer superior coverage at competitive pricing.
 - g. Clubhouse Committee Request- The clubhouse committee has identified the need for replacement of quite a few shrubs/bushes around the clubhouse grounds. The committee would like the HOA to budget funds for plant replacement. The Golf Estates Board voted to allocate \$250/quarter in the 2011 budget for plant replacement at the clubhouse.

President's Report-

- a. The yard at 881 Sky Mtn Ct. –Darren was mowing the lawn at 881 Sky Mountain Court, but he has recently moved out of state. The Trustees discussed trying to mow the lawn themselves, but after discussion decided this was a liability issue and not a good idea. Harry made a motion to have Keep It Green mow the lawn every other week which will help keep the costs to a minimum, Dee seconds, passed unanimously.
- b. Pond Landscape Border Project Update-Darren was not able to complete the pond border project prior to leaving town. There is approximately 110' of border that still needs to be filled with rock. In addition some sprinkler heads were broken during the sod removal and the edging that was installed was not buried sufficiently and needs to be dug deeper into the ground and secured. Keep It Green has agreed to complete the work and will do so for the \$15/hour that Darren received although their normal hourly rate is \$25/hour.
- c. Christmas Decoration Contest Discussion-The Golf Estates conducts a contest for the exterior Christmas decorations on the homes in their Association. Dee would like to have the contest in the Master HOA this year as well. She thinks with the interior Christmas tour this year that it would be fun to have the decoration contest. Dee made a motion to have the contest and award the following prizes \$50 for 1st place, \$30 for 2nd place, \$20 for 3rd place, Harry seconds, passed unanimously.

Secretary's Report- Nothing to report

Treasurer's Report-

August Income	\$ 2806	Actual	\$ 2900	Budget
August Expense	\$ 6561	Actual	\$ 8642	Budget
Net Income YTD	\$ 1,390	Actual	\$ 2,381	Budget
Balance in the Vanguard Reserve Account	\$ 7,554			

Homeowners Issues- nothing to report

Committee Report

Clubhouse Committee- Discussed above.

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- Ken Livingston has contacted a man who gives presentations on stroke and heart attack prevention and awareness. The presentation will take place on October 20th. ****UPDATE****This presentation has been cancelled.

Homeowner's Issues-Jim Summers contacted John and asked him to look at the neighbors back yard. Jim also called Penny and reported the weeds. The property management company has been contacted regarding removing the weeds.

Golf Estates Report- No one present
Old Business-

New Business-

- a. The next Golf Estates board meeting is Friday, September 17 at 10 a.m. Dieter will attend for the Master HOA.
- b. John would like to see additional wind screen enclosures at the spa for the winter months.

Future meeting dates/times- The next board meeting will be held on Tuesday October 12, 2010 at 1:00 p.m.

Meeting Adjourned at. 11:15 a.m . John made a motion to adjourn, Harry seconds, meeting adjourned by Dee.