

Minutes of Sky Mountain Master Meeting
Wednesday, June 13, 2018 9 a.m.

Trustees Present: Craig Kendell, Marilyn Nelson, Sandy Boley, Thomas Eckhardt, Penny James-Garcia,
Community Manager

Glen Moore-Excused

Other Attendees: Duane Anderson-Golf Estates Representative, Pat Gallagher-Golf Estates Representative

Meeting called to order by Craig at 9:05 a.m

Welcome- Craig welcomed everyone and confirmed a quorum.

Approval of Minutes of Prior Meeting: Marilyn moved to approve the minutes of the May Meeting as presented, Craig seconds, passed unanimously.

Open Forum: Nothing was presented.

Architectural Report: Thomas Eckhardt-Applications approved since last meeting:

767 Sky Mountain Blvd –application reviewed and approved to re-paint house

785 Sky Mountain Blvd-application reviewed and approved to re-paint house

2588 Sky Mountain Court-Fence installation has been completed per the approved application

905 Sky Mountain Blvd-application reviewed and approved to re-stucco house

Thomas noted the house at 2589 had a conditional approval for the screening on their fence. Since the house is for sale the screening will need to be removed or the new owners will need to re-apply if they wish to keep the screening.

Thomas noted there are significant weeds in the side yard at 930 Sky Mountain Court that need to be removed.

Community Manager's Report-

- a. A/R-All accounts are within 30 days.
- b. Pool Security-Lasers are on order and will be installed as another security measure for the pool/spa area. Four young men were apprehended last Friday evening after climbing the pool fence. The four young men will be charged with Trespassing.
- c. RV Lot-The rv storage lot owned by the Golf Estates and utilized by some of the Master HOA residents is continually full with a long waiting list. The Golf Estates Board asked Penny to contact the owner of the adjacent land to see if additional property could be purchased to expand the storage area. The owner of the land was contacted. He owns 12 acres to the East and North of the RV lot and is preparing to list the entire acreage for sale and is not interested in parceling off smaller pieces at this time. As this property borders homes in our area, we will closely follow any prospective development plans and apprise homeowners.
- d. Pool Heater-The pool heater gas regulator malfunctioned causing significant damage to the burner and orifices. The replacement parts are on order and will take about a week to arrive and be installed. We anticipate the repair will cost around \$1,000 including parts and labor.
- e. Non-owner occupied homes- The reason the rental restriction amendment was adopted into our CC&Rs is because the majority of owners wanted Sky Mountain to be an "owner occupied community". Due to violations of the rental restriction by some homeowners, the Golf Estates Board is considering adopting a resolution regarding "guests" in properties. Owners are certainly welcome to have family and friends enjoy their home, but when those "guests" pay rent, they are violating the CC&Rs. A draft of a resolution will be reviewed by the Golf Estates Board at their next meeting which among other things would require owners to complete and file with the HOA office a brief form if a guest is occupying a home when the owner is not present. The owner would also have to sign that they are not receiving any

form of compensation for the use of the property and that the owner is responsible for any rule violations or damages by their guests. The Master HOA Board would like to review the resolution when it is available.

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

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

Treasurer's Report-Marilyn Nelson

May Income	\$ 4,679 Actual	\$ 3,750 Budget
May Expense	\$ 7,737 Actual	\$ 7,644 Budget
Net Income YTD	\$ 6,044 Actual	\$ 5,997 Budget

Craig moved to accept the Treasurer's Report as presented, Thomas seconds, passed unanimously.

Committee Reports:

- a. **Clubhouse Committee**-Sandy Boley- Committee met and discussed the proceeds from the recent bake sale/garage sale. The committee would like to purchase folding chairs to replace some of our existing chairs that are getting a bit worn out. The chairs being replaced would be offered for sale to our residents. Craig moved to approve the purchase of the chairs, Sandy seconds, passed unanimously.
- b. **Neighborhood Watch**-Glen Moore-Not present
- c. **Social Committee**-Craig Kendell- The Social Committee is now hosting Bunco. They hosted the game in June, but will now recess for the summer. The next game will be in September.

Homeowners Issues- Nothing was presented

Golf Estates Report- All current items were covered already.

Old Business-Nothing was presented.

New Business-

- a. The Orvins who currently own the home located at 755 Sky Mountain Blvd have entered a contract to sell their home. In order to facilitate a timely sale and have time to re-locate, the Orvins and the prospective buyers are requesting a brief time period for the Orvins to rent the home back from the new owner. Craig moved to permit the new owners to lease back to the Orvins until September 16th, 2018. The new owner must sign an agreement of understanding that this is a brief one time variance and that no further rental of the property will be permitted; Thomas seconds, passed unanimously.
- b. The next Golf Estates Board meeting will be held Friday, June 22nd at 9:30 a.m.
- c. Future meeting dates/times- The next meeting of the Board will be held Wednesday, August 8th at 9 a.m.
- d. Adjournment- Motion to adjourn was made by Sandy, Thomas seconds, passed unanimously. Meeting adjourned by Craig at 10:10 a.m.