

Minutes of Sky Mountain Master Meeting
Wednesday, September 12, 2018 9 a.m.

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

Other Attendees: Ken Winthrop

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

Welcome- Craig welcomed everyone and confirmed a quorum.

Approval of Minutes of Prior Meeting: Thomas moved to approve the minutes of the August Meeting as presented, Sandy seconds, passed unanimously.

Open Forum: Resident requested permission to use an antenna for radio transmission. The Antenna is 17' high. The cable for the antenna runs around the side of the house on the ground. The antenna needs to be 3' away from a structure. Visible outdoor antennas for radio transmission or reception are not permitted. Resident is part of the Utah Emergency Service and utilizes the radio as part of his activities with the organization. Craig suggested a tree could help camouflage the antenna. The resident could also utilize a flagpole as a means to camouflage the antenna. The resident has researched using a flagpole that also is an antenna. The flagpole would be 20' high per our Design Guidelines and would be permanently installed. Resident would like to fly a US Flag and a USAF Flag. Resident will submit an application for the flagpole.

Architectural Report: Thomas Eckhardt-Applications approved since last meeting:
No applications were submitted this month.

Community Manager's Report-

- a. A/R-All accounts are within 30 days.
- b. Non-owner occupied homes-The proposed resolution regarding non owner occupied homes was briefly discussed. Craig would like to see some further language clarification. Glen will work on proposed language revisions and will present the suggestions at the November Board meeting.
- c. HOA Insurance Policy Renewal-Policies have been renewed. The overall cost of insurance went up \$200 this year.
- d. Pool Security Update-The lasers are in the process of being installed and will be active sometime in the next couple of weeks. Residents will be notified of the enhanced security when the lasers are ready to be utilized.

President's Report-

- a. Bylaw Review-Craig and Penny have reviewed the current Bylaws. A draft of proposed revised Bylaws was distributed to the Trustees. Thomas had reviewed the draft and posed several questions. Simplifying the language is challenging because there are so many legal requirements. The HOA is bound by the Community Association Act as well as the Utah Revised Non Profit Act. The Trustees asked various questions regarding specific suggested revisions to the current Bylaws and how they correspond with Utah Code. The October Board meeting will be primarily reserved for further review of the proposed revised Bylaws. Revision of the Bylaws will need to be followed by review and revision of the CC&Rs. Review of the CC&Rs will need to wait until after the first of the year due to Penny's time being allocated to Golf Estates and Clubhouse budgeting, Golf Estates annual meeting planning and Year end accounting for both HOAs for the next several weeks. Once the Trustees have proposed revisions for both the Bylaws and the CC&Rs, drafts of both documents will be made available for resident review and questions and answers followed by a vote to adopt the revisions.

Secretary's Report-Sandy Boley-Nothing to report.

Treasurer's Report-Marilyn Nelson

August Income	\$ 4,172 Actual	\$ 3,750 Budget
August Expense	\$ 7,163 Actual	\$ 7,694 Budget
Net Income YTD	\$ 10,330 Actual	\$ 7,988 Budget

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

Committee Reports:

- a. **Clubhouse Committee**-Sandy Boley- Nothing to report at this time.
- b. **Neighborhood Watch**-Glen Moore-Glen will work on organization in the coming months.
- c. **Social Committee**-Craig Kendell-There are no events being planned at this time.

Homeowners Issues-Nothing was presented.

Golf Estates Report- No one present.

Old Business-Nothing was presented.

New Business-

- a. The next Golf Estates Board meeting will be held Wednesday, September 19th at 3:00 p.m.
- b. Future meeting dates/times- The next meeting of the Board will be held Wednesday, October 17th at 9 a.m.
- c. Adjournment- Motion to adjourn was made by Glen, Thomas seconds, passed unanimously. Meeting adjourned by Craig at 10:52 a.m.