

Minutes of Sky Mountain Master Meeting
Wednesday, January 20, 2021 Following Annual Meeting

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

Other Attendees:

Meeting called to order by Craig at 9:35 a.m.

Confirmation of Quorum- Craig welcomed everyone and confirmed a quorum.

Approval of Minutes-Craig moved to approve the minutes of the October meeting, Marilyn Seconds, passed unanimously.

Open Forum: Nothing was presented.

Architectural Report-Thomas Eckhardt

- a. Applications approved since last meeting
 1. 2598 SMC-Fence around side yards-Reviewed and approved
 2. 910 Sky Mountain Court-Pending application for front yard gardening
 3. Thomas would like to see election signage regulations spelled out in more detail. Thomas will draft proposed language for Board review.

Community Manager's Report

- a. A/R Update-We have 1 account that is in arrears. The owner of the property has passed away and the family is working toward an estate settlement. Multiple notices have been sent to the family without response. Placing a lien on the property will ensure the HOA will be paid for the dues, yard care and pest control when the property is settled. Craig moved to place lien on 810 Sky Mountain Court for past, present and future dues, yard care and bug control, Bruce seconds, passed unanimously.
- b. Boulevard Trees/Grass-Many of the pear trees in the parkway strip along Sky Mountain Boulevard have roots which are causing the sidewalk to lift and present a trip hazard. Several residents have also noted it is becoming increasingly difficult to keep the grass in the parkway strip in good condition because of the roots rising to the surface and killing the grass and creating a difficulty for mowing. Some residents have asked if they could remove the grass from the parkway strip and replace it with rock. Some of the trees do not look healthy.

The Board asked Penny to obtain pricing for tree removal. Southern Utah Tree Service submitted pricing of \$275/tree for removal. There are 84 Bradford Pear trees planted in the park strip along Sky Mountain Blvd. The Board discussed having the HOA pay for the removal of 15 trees/year starting with those whose roots are causing the sidewalks to heave which creates a trip hazard. Residents would have the opportunity to request their tree be removed and it would be evaluated in relation to the present sidewalk condition as far as priority. Residents would be responsible for re-planting a tree. Southern Utah Tree Service is suggesting a 15 gallon single trunk Crape Myrtle. The Crape Myrtle roots tend to go down rather than out which should keep the sidewalks from being damaged. This tree also can be ordered in several different colors which would create a nice color splash down the length of the Boulevard when in bloom. A 15 gallon tree would cost around \$45 and Southern Utah Tree Service would plant the tree for the same cost of \$45 so a total of \$90. Sprinkler systems damaged during removal would be responsibility of the homeowner. The corresponding Boulevard strip could be

converted to decorative rock at that time based on specifications by the Board regarding size and color of rock and area to be converted (residents would be required to convert one entire area between driveways which may require cooperation of 2 neighbors). Craig asked Penny to create a flyer notification to residents of proposal for discussion at annual meeting. Craig volunteered to distribute the flyers prior to the annual meeting.

- c. Resident issue-The Board received a letter from a resident asking for action on a neighbor issue. The Board responded that the item raised is a civil issue not HOA related. A note was sent to both neighbors asking them to meet to attempt to resolve the items. A follow up email was sent to both residents asking if they had resolved the issues. One resident responded that they believed the items were resolved. The second resident did not respond to the email.

President's Report- Craig Kendall-

- a. Annual Meeting Date-The Board set the date for the annual meeting as Wednesday, March 31st at 6 p.m. at the HOA clubhouse.
- b. Trustee Election-Two trustee terms are expiring. Both Marilyn Nelson and Thomas Eckhardt have agreed to run for another term. Residents will be notified of the upcoming election and will be invited to submit a bio if they wish to run for the Board.

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

Treasurer's Report-Marilyn Nelson

Third Quarter Income	\$ 25,415	Actual	\$ 26,370 Budget
Third Quarter Expense	\$ 21,934	Actual	\$ 24,255 Budget
Net Income YTD	\$ 7,052	Actual	\$ 2,457 Budget

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

Budget Discussion-This year has been a bit of an anomaly with COVID as far as expenses, particularly in relation to the HOA Clubhouse. Master HOA residents contribute monthly to the clubhouse budget and reserve account. Due to the clubhouse being closed from time to time throughout the year, the Golf Estates Board chose to adopt an unchanged budget since using data from this year would be misleading of a "normal" year's expenses. The Master HOA does not have as many variable expenses, but there were a few line items that were affected by the anomalies of the COVID year. Due to this, Craig moved to adopt the same numbers and overall budget for 2021/2022 as was adopted for 2020/2021, Bruce seconds, passed unanimously.

Committee Updates-

- a. Clubhouse Committee-Sandy Boley-Garage Sale Date Discussion-Sandy requested that Penny send a note to the Clubhouse Committee to ask their input about holding the annual Community Garage sale in May or waiting until September again this year.
- b. Social Committee-Nothing at this time.
- c. Neighborhood Watch- Nothing to report at this time.

Homeowner's Issues-Nothing was presented

Golf Estates Report-No One Present

Old Business- The HOA gym facility has been on a reservation only policy for the past several weeks to accommodate residents who are vulnerable during the COVID pandemic. The last correspondence that was published noted the Board would review the policy as of January 27th and decide whether to continue with the reservation system. In general residents have appreciated the policy. A few have commented that coming to the clubhouse to sign up on the clipboard is a bit cumbersome. Penny visited with our IT tech and presented a \$200 option to the Board for creating an online reservation system through our HOA website. The Board was unanimous that the money should not be spent for an online reservation system. The Board did not all agree that the reservation system needed to continue, but they all did agree that they did not necessarily have a problem with it continuing. This information will be given to the Golf Estates Board next week for consideration.

New Business-

- a. The next Golf Estates Board meeting is their annual meeting which will be held Wednesday, January 27th at 1:00 p.m.
- b. Future meeting dates/times- The next meeting of the Board will be Wednesday, March 31st, 2021 at 6:00 p.m. which will be the Annual Meeting
- c. Adjournment- Motion to adjourn was made by Craig, Sandy seconds, passed unanimously. Meeting adjourned by Craig at 11:50 a.m.