

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

Residents Present: Steve & Berta Despain, Dale VanHorn, Betsy Scott, Dean McNeill, Scott Snare, Laurie Thompson, Johnnie & Bette Jo Cline, Chris & Cheree Hatefi, Dave Harper, Sharon Summers, Kathleen Menke, Byron & Elaine Walke, Mike Roe, Carolyn Mills

Meeting Called To Order by Craig Kendell at 6:07 p.m.

Craig welcomed those attending and asked everyone to introduce themselves.

### **President's Report-**

Board Activities during fiscal year 2020/2021

- The COVID virus was the main item the Board dealt with as they worked through safety protocols and how to best conduct business for the members. Shutting down the facility, re-opening the facility, signage creation, procurement of proper sanitizing products, staying on top of the health department and state regulations regarding our facilities as far as the pool/spa and gym...and many more as we have all worked together as a Community to navigate this pandemic.
- 7 windows were replaced at the clubhouse. 4 in the main room, 1 in the office and 2 in the gym. The new windows have a portion which opens to allow for fresh air circulation. Many residents who utilize the clubhouse have commented on the improvement this feature has brought to our facilities.
- The 12<sup>th</sup> annual community garage sale was held. The proceeds raised from the registration fees were utilized to purchase large Christmas wreaths for the 2 entrances. The bake sale was not held this year due to COVID but those who participated held successful sales and enjoyed a moment of "normal" in this very "abnormal year".
- In a similar vein the HOA annual golf tournament was held, albeit without the usual dinner and awards event after. The event quickly filled to capacity and those who participated enjoyed the event.
- A new computer was ordered for the HOA office. Our current computer is 7 years old and showing signs of instability. As this is the sole mechanism used for our bookkeeping and HOA business, it was prudent to replace it before it crashes.
- The contract to refinish the pool/spa deck was awarded. The project is underway and is anticipated to be completed in late April.
- The carpeted areas in the clubhouse which include a portion of the main room and the HOA office have been replaced with tile.
- The exterior of the Clubhouse will be re-painted next week.
- The year will once again end with a comfortable surplus which gives us potentially the opportunity to deal with individual pear trees along the Boulevard that are causing a safety hazard.
- The dues will remain unchanged for the 5<sup>th</sup> year in a row.

### **Treasurer's Report-**

Marilyn presented the 2020/2021 fiscal year budget compared to the actual results. Marilyn presented the new budget for the coming 2021/2022 fiscal year. A projected net income at the end of the year of \$3,957 is anticipated. Income is projected as \$105,480. Expense is projected as \$101,523. The balance in the reserve account is \$ 2,142.55.

**Election of Trustees**-Two positions were available on the Board for a two year term commencing April 1, 2021. Incumbents Thomas Eckhardt and Marilyn Nelson ran for another term and resident Ron Lins also ran for the Board. Thomas and Marilyn were elected to the Board. Craig thanked everyone for their work on the Board for the past year.

**New Business-**

The Boulevard Pear trees were discussed. There are many places along the sidewalk that have become hazardous due to the roots of the trees causing the sidewalk to heave. A flyer with information regarding the proposal was circulated to residents prior to the meeting.

Residents were invited to comment:

Dale VanHorn-opposed to removing his trees as they are healthy and does not think plum trees are a good alternative since their canopy does not grow high enough to allow pedestrians an unencumbered walkway.

Steve Despain-Would suggest homeowners pay half the cost of tree removal so the HOA could remove more of the problem trees.

Kathleen Menke-There are quite a few trees that don't look healthy and appear to have blight. The average age of Bradford Pear trees according to the internet is 15-20 years which indicates many of the trees are at the end of their life in addition to the sidewalk heaving issue.

Mike Roe-Asked who is liable if someone trips over the sidewalk? The City, The HOA, The Homeowner...likely all 3.

Dean McNeill-Expressed concern over the cost of sidewalk repairs, installation of new sod or desert scape in the planter area.

Dave Harper-Believes the City owns the trees and sidewalks and will take care of without charge to the homeowner. After the meeting Dave indicated he thinks he may have been mistaken and that the City may take care of the problem but would likely send a bill to the homeowners.

Carolyn Mills-Has paid \$1,000 to have her trees injected 5 years in a row and they are still diseased and dying.

Betsy Scott-Asked if homeowners originally paid for their own trees. Yes, part of the building requirements along Sky Mountain Boulevard have been to install a Bradford Pear or Flowering Plum as part of the landscaping requirement.

Chris Hatefi-wondered if the roots under the sidewalk could be removed without harming the tree. The Hatefis would be in favor of putting rock in the Boulevard strip rather than grass as it is a maintenance problem in such a small space.

Bruce Scott-Evaluated the trees prior to the meeting and found 11 houses with significant sidewalk issues that did not appear to have had any mitigation. Bruce found 11 houses with sidewalk issues and noted the sidewalks had been ground in those areas to lessen the trip hazard.

Byron Walke-Asked if the arborist who would remove the trees would also grind the stump for the quoted price. Yes, grinding of the stump is included. The homeowner would be responsible for any sprinkler

repairs needed from the tree removal and would be responsible to plant a replacement tree if they wish and restore the ground cover either in the form of sod or an approved decorative rock.

Elaine Walke-Noted they had the sidewalk in front of their house ground to mitigate the trip hazard and it is still a problem as the roots continue to push the sidewalk up.

The Board will continue to work on this issue and think about all the comments from the residents.

Thomas reviewed proposed changes to the sign and flag language in the design Guidelines. Residents were generally in favor of the proposed changes with a couple of slight revisions. Thomas will incorporate the suggested revisions and present to the Board for final adoption at the June meeting.

Penny expressed appreciation to the entire Board efforts and dedication to the Community. They all work hard and strive to make decisions that will continue to keep Sky Mountain a beautiful place to call home. The Trustees were presented with a polo shirt with the Sky Mountain logo and their initials as a small token of thanks.

**Meeting Adjourned**-The meeting was adjourned at 7:25 p.m.