

Minutes of Sky Mountain Master Meeting
Wednesday, June 16, 2021 9:30 a.m.

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

Other Attendees: Duane Anderson-Golf Estates Board,

Meeting called to order by Bruce at 9:30 a.m.

Welcome- Bruce welcomed everyone and confirmed a quorum.

Approval of Minutes: Thomas moved to approved the minutes of the May meeting as presented, Craig seconds, passed unanimously.

Open Forum:

Architectural Report-Thomas Eckhardt-

- a. Applications were submitted and approved for repainting houses at 925 Sky Mtn Blvd, 811 Sky Mountain Ct and 2597 Sky Mountain Ct
- b. Application was submitted and approved for repainting 945 Sky Mountain Blvd
- c. Application was submitted and approved for repainting 2592 Sky Mountain Ct
- d. Application was submitted and approved for repainting 845 Sky Mountain Ct
- e. Flag sections in the Design Guidelines-The Board presented a draft of revisions to the Design Guidelines for the sign and flag section at the annual meeting. Thomas took the comments presented by residents at the annual meeting and revised the guidelines per those comments. Bruce moved to adopt the flag/sign language as amended, Marilyn seconds, passed unanimously.

Community Manager's Report-

- a. A/R Update-810 Sky Mountain Court is reportedly under contract and should be resolved in the near future. All other accounts are up to date.

President's Report- Bruce Scott-

- a. Bruce discussed the process of Penny's retirement and the hiring process. The Community Manager is an employee of the Golf Estates and the Master HOA reimburses 30% of Penny's salary because the Master HOA homes represent 30% of all the homes in Sky Mountain. One item discussed was hiring Penny to do payroll and perhaps balance bank statements to put in place a good check and balance system. Craig has volunteered to represent the Master HOA in the interview process. Bruce has a background in communication and had Penny take a test to determine her profile. The potential candidates may be asked to take the same profile test.
- b. The landscaping contract was discussed at the last meeting. The contract with Got Sod was initially to terminate June 30th but due to an incident which presented a hazard, the contract termination was moved up by 2 weeks. Pablo is working to get things in shape as the yards have been lacking in service for the past several weeks.

c. Boulevard Trees-Bruce has visited with several residents as he walked through the neighborhood evaluating the streets. The residents Bruce spoke with were in favor of having trees removed that were causing a trip hazard.

Sending a letter to residents was discussed. The Board proposes offering removal at no charge to the resident for trees rated a 1, 2 or 3. The Board will stipulate that if the owner wishes to keep a tree deemed to be a hazard they need to sign a liability waiver accepting full responsibility for the tree and any hazards it presents. Thomas suggested providing an incentive amount to residents to replace their trees. Owners who wish to keep trees whose roots are causing the sidewalk to heave will be required to pay for the sidewalk to be repaired. Trees are rated as follows: 1= big problem, 2= problem, 3 =future problem, 4= looks fine at this time. The Board will evaluate the number of responses received based on the budget for the project. Planting a replacement tree of the crepe myrtle variety is optional and will be the sole expense of the homeowner. If residents have a tree rated a 4 and want it removed they will be offered the group rate of \$275. Owners will be responsible for repairing any damage to sprinkler systems, replacement of tree, repair to existing sod or replacement of sod with decorative rock as designated by ARC. If a resident wishes to replace the sod in the parkway strip with decorative rock, they may do so with two conditions: 1-they must use the decorative rock designated by the Board and 2- they must convert the entire parkway strip between curbing. If this involves a neighboring property, both neighbors must agree to the conversion or the sod must be replaced.

The Board position on offering to remove the trees is for the following reasons:

- We haven't had to pay for attorney fees due to trips and falls, but it is likely to occur if the issue is not resolved and we do not wish to see anyone harmed by something that could have been prevented.
- The HOA has funds to pay for this project without concern that dues will increase.
- If we remove the trees that are causing the sidewalk to heave, the City has agreed to come in and repair those areas of the sidewalk.

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

Treasurer's Report-

Income - \$ 21,963 Actual	\$ 22,203 Budget
Expenses- \$ 15,393 Actual	\$ 16,291 Budget
Net - \$ 6,570 Actual	\$ 5,913 Budget

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

Committee Report-

Clubhouse-Sandy asked Penny to send a note to the Clubhouse committee schedule a meeting in July to begin planning the annual Community garage sale.

Social Committee-Due to COVID the Social Committee has not hosted any events for the past 18 months. Moving forward the Committee has expressed they would prefer to only host the fashion show. Other activities may be coordinated by individuals or groups who have an interest in a particular activity such as golf or a pool party or game night, etc.

Neighborhood Watch-Kids have been riding motor bikes on the 13th and 14th fairways and greens. Residents have been phoning the Police to report the activity. The Police are watching the area and have taken descriptions of the motorbikes and riders.

Homeowner's Issue-A resident phoned Craig about weeds in a neighboring property desert area. This area is considered natural unless disturbed by the resident. The Scotts had a window broken by a golf ball.

Old Business- Bruce would like to see a date set for the annual Community Golf Tournament. Craig really is opposed to hiring a management company vs an employee. Craig feels the Board needs to take more responsibility moving forward. If the Golf Estates Board is not successful in their search for an employee and decides to utilize the services of a Management Company, Craig feels strongly the Master HOA should seek their own employee. Bruce said the Golf Estates Board is definitely not in favor of hiring a Management Company.

New Business-

- a. Future meeting dates/times- The next meeting of the Board will be Wednesday, October 13th at 9:30 a.m.
- b. The next meeting of the Golf Estates Board will be Friday, June 18th at 9:30 a.m.
- c. Adjournment- Motion to adjourn was made by Bruce, Thomas seconds, passed unanimously. Meeting adjourned by Bruce at 11:50 a.m.