

Minutes of Sky Mountain Master Meeting  
Wednesday, October 13, 2021 9:30 a.m.

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

Other Attendees: Susan Sloan

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

**Welcome-** Bruce welcomed everyone and confirmed a quorum.

**Approval of Minutes:** Craig moved to approved the minutes of the June meeting as presented, Bruce seconds, passed unanimously.

**Open Forum:** Nothing was presented. Craig asked for time today to talk about the CC&Rs and some items that need to be updated. Updating the CC&Rs is a lengthy process and will involve a committee of Board members and non-Board members. The committee would need to be formed, they would compose suggested revisions, then the HOA attorney would review and then the residents would vote to adopt the revised CC&Rs. Bruce likes less language rather than more and is in favor of streamlining the language. Bruce proposed working on a framework between now and the January meeting and then perhaps at that time appoint a committee to begin the process. Bruce would like to see Craig serve on the CC&R committee. Craig and Penny reviewed potential revisions a few weeks ago. Craig noted various items throughout the existing CC&Rs that should be addressed. Bruce asked Penny to consider submitting a proposal to consult on the re-draft of the documents. Email markup version to Board members. Penny will meet with the Board prior to November 12<sup>th</sup> to give further suggestions about the revision process. Bruce suggests 2-3 non-Board member residents being appointed to the review committee.

**Architectural Report** - Thomas Eckhardt

Applications approved since last meeting:

- a. 831 SMC - shed, approved
- b. 874 SMB - outdoor exercise tub, approved
- c. 726 SMB - lattice covering entrance, approved with conditions

**Community Manager's Report** -

- a. A/R Update - 810 Sky Mountain Court. All other accounts are up to date.
- b. Michelle is new to the job and doing a great job.

**President's Report** - Bruce Scott

- a. Boulevard Tree project - Discussion of the Boulevard trees and potential removal. Bruce reviewed the history of the trees and the sidewalk issues and why this matter came to the attention of the Board. A draft of a letter to the residents regarding the options was reviewed by the Board. The Board approved the letter as written. Bruce asked Susan if she had any input after hearing the discussion on the trees. Susan felt some of the questions that may be asked is : what is a crepe myrtle, are there color restrictions, etc.
- b. HOA Legal Representation Discussion - The HOA attorney recently passed away. The Board needs to select representation moving forward. The firm has an attorney who is willing to take our account. We have utilized this firm for many years and they have done a good job. The Golf Estates Board has selected a firm in St George. Bruce is going to interview the existing firm's attorney at 11:30 today via phone. The Board in general felt staying with the existing firm is

desirable. If Bruce feels comfortable with Isaac, he will let the Board members know and the HOA will retain their current representation with the Richards Law Firm.

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

**Treasurer's Report-**

Income - \$ 25,139 Actual	\$ 26,370 Budget
Expenses- \$ 25,112 Actual	\$ 27,619 Budget
Net - \$ 3,353 Actual	\$ 650 Budget

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

**Committee Report-**

**Clubhouse-**The garage sale and bake sale set records for participation and income. The committee voted to replace the remaining folding chairs with the proceeds from the sale.

**Social Committee-**The Community golf tournament was conducted and was another fun and successful event. The Jackson Day Foundation was the beneficiary of a raffle that was held in conjunction with the tournament. Approximately \$2,000 was raised for the foundation.

**Neighborhood Watch-**A porcupine was sighted on Sky Mountain Blvd. After multiple sightings a resident got in contact with an animal rescue organization who has relocated the porcupine to Confluence Park.

**Homeowner's Issue** - Craig asked about lighting and what the requirement is regarding dark sky compliance. Anyone who installs new or additional lighting must install dark sky compliant fixtures.

**Old Business-** Discussion of a rental and ensuing fines. The resident paid the first fine levied, but has requested the Board waive the second fine. The house is currently for sale. Marilyn moved to levy the fine per the resolution of fines, Discussion-Craig thinks the second fine should not be levied due to the homeowner taking the necessary steps to evict the tenant, Thomas wonders whether the policy is clearly written enough to warrant leaving the fine in place; if the second fine is waived, what is the precedent for waiving future fines. Bruce seconds, Thomas, Bruce, Marilyn and Sandy in favor, Craig opposed. Bruce wants to see the Resolution strengthened to impose higher fines for renting.

**New Business-**

- a. Marilyn thinks it is prudent to send a reminder to all residents that rentals in general are not permitted.
- b. Future meeting dates/times - The Board will hold a special meeting, Wednesday, November 12<sup>th</sup> to discuss the CC&R revisions and the Boulevard tree project. The next regular meeting of the Board will be Wednesday, January 19, 2022 at 9:30 a.m.
- c. The next meeting of the Golf Estates Board will be Friday, October 29<sup>th</sup> at 9:30 a.m.
- d. Adjournment - Motion to adjourn was made by Bruce, Thomas seconds, passed unanimously. Meeting adjourned by Bruce at 11:53 a.m.