

Minutes of Sky Mountain Master Meeting
Wednesday, January 19, 2022 9:30 a.m.

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

Other Attendees: Susan Sloan, Buster Seder

Meeting called to order by Bruce at 9:32 a.m.

1. **Welcome** Bruce welcomed everyone and confirmed a quorum.
2. **Approval of Minutes of Prior Meeting:** Marilyn moved to approve the minutes of the October meeting as presented, Craig seconded. The motion passed unanimously.
3. **Open Forum:** None.
4. **President's Report**
 - a. **Boulevard Trees:** We have removed 40+ trees. No one is immediately replanting. Comments were received on the professional, quick manner in which the tree company did the job. The city will be in touch when they get a contractor to do the sidewalks. Bruce will talk with homeowners that didn't have trees removed to see if they are willing to pay for their sidewalks to be replaced. It will be up to each owner to decide what to do about their landscaping in the strip.
 - b. **Bylaws Approval:** The committee went through the bylaws and changed a few items. They were previously approved by a board around 2019. Master trustees do not get reimbursement for dues, even though it is allowed under the bylaws. The percentage of penalty for missing a quarterly meeting was altered to reflect the quarter meeting instead of monthly. The other change was the percentage of members that are required for voting. The order of ruling was not changed. There is a new law that allows rental for 30 days. The CC&Rs will be adapted to address that. Marilyn read a letter that she proposes to be sent to residents regarding rentals. Craig motioned to accept the bylaws, Thomas seconded. The motion passed unanimously. Bylaws will be sent to attorney.
5. **Community Manager's Report**
 - a. **A/R Update** – There are still a few residents who are not paying the increase in yard maintenance.
 - b. **Set date for annual meeting** – March 23rd at 6:00 PM
 - c. **Approval of bank signers** – Bruce made a motion to approve all current signers on the bank account, Marilyn seconded. The motion passed unanimously.
6. **Architectural Report - Thomas Eckhardt**
 - a. **Applications approved since last meeting**
 - i. **Nothing to report since the last board meeting.** ARC applications are required to switch parking strips to desert-scaping.
7. **Secretary's Report** – Nothing to report at this time.
8. **Treasurer's Report-** No major changes to expenses, income or budget.
 - a.

	Actual	Budget
Income	\$ 25,044	\$ 26,370

Expenses	\$ 23,240	\$ 24,376
Net	\$ 7,164	\$ 2,644

Bruce moved to accept the Treasurer's report as presented, Sandra seconded. The motion passed unanimously.

- b. 2022-23 Budget Discussion: Costs have been increasing with inflation, landscaping prices, and management fees. Three options were presented – no increase, \$5 increase, \$10 increase/per quarter. Current HOA dues are low compared to other HOAs. Dues were decreased when the common area was converted to desert-scaping. So there has not been an increase in many years. Bruce motioned to increase \$10 per quarter, Sandra seconded. Motion passed unanimously.

9. Committee Reports

- a. Clubhouse - Sandra talked about the bake sale/yard sale timing. The board expressed a preference for fall.
- b. Social Committee - Craig asked about the status of the social committee. Cheryl Case discussed new members coming on board. She will meet with them to see what they want to do.
- c. Neighborhood Watch – Nothing to report, other than some animals roaming around. There used to be occasional discussions with the police department about areas of concern. The board should have further discussion with the Golf Estates about trying to get actual neighborhood safety. Sharing of information about crimes from one HOA to another.

10. Golf Estates Report: The Golf Estate board will be discussing the future of the waterfall and replacing the security system. There was some discussion about cameras at the fountain. (Skip discussed the fountain and asked for input from the Master board and residents.) Bruce doesn't think the Board is married to the idea of a water feature.

11. Old Business-

- a. Bruce would like another resident to be on the CC&Rs rewriting committee.

12. New Business-

13. Next Golf Estate Meeting: Friday, January 21st, 2022 at 9:30. Assigned to attend: Bruce

14. Next Master meeting time and date: March 23rd executive session following the annual meeting.

15. Adjourned: Thomas motioned to adjourn, Bruce seconded. The motion passed unanimously, The meeting was adjourned at 11:14 AM.