

Sky Mountain Master Homeowners Association

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Sky Mountain Master HOA Annual Meeting Wednesday, March 23, 2022 at 6:00 p.m.

Attending: Sandra Boley, Craig Kendell, Bruce Scott, Buster Seder, Marilyn Nelson, Thomas Eckhardt, Michelle Davis, Community Manager

1. Welcome – Bruce called the meeting to order at 6:10 PM
2. President's Report – Bruce presented the year in review.
 - a. The Master HOA Board of Trustees elected a new president in March last year. Bruce Scott became the new board president and Craig Kendall served as vice president. Marilyn Nelson continued to serve as treasurer, Sandy Boley as secretary, and Thomas Eckhardt as the architectural trustee.
 - b. Repairs and updates were made to some of the clubhouse. The pool deck was prepped and refinished. The carpeting in the clubhouse's main room and the community manager's office was removed and replaced by tile. After 11 years, the outside of the clubhouse was also painted a lovely Iced Mocha
 - c. After 10 years of working in the community for individual residents, Enrique's Landscape (Pablo Duran) was granted the new community contract about half way through the year. The previous contractor had been terminated. Pablo's company provides landscaping services for residents as well as maintains the common areas. To date, the quality of work has been excellent. The contract was negotiated for a small increase as of January 1st, which reflects the rising cost of fuel and labor.
 - d. The waterfall pump at the entrance on Sky Mountain Boulevard and 600 North was in need of repair in the late summer. The pump and a few other parts were repaired or replaced at a steep cost. Unfortunately, a few months later, multiple incidents of vandalism where soap was repeatedly dumped into the fountain caused the fountain to be shut down for a period of

time. We are currently waiting for a new pump motor to be installed. A major overhaul of the waterfall area is being considered.

- e. Early in the year, Penny James-Garcia, the community manager for 15 years, approached the Board with her desire to retire. The Board decided that they would like to select another community manager rather than hire a property management company. Several residents with experience in human resources assisted in the process. A committee of Board trustees was formed to conduct interviews. The position was advertised in multiple places. In September, Michelle Davis was hired to replace Penny, who is now enjoying her new adventures with the Copper Rock Golf Championship and spending more time with her husband and dog.
 - f. The garage sale and bake sale was held in September, after delays caused by COVID restrictions. A new fundraising record was made of \$508! The funds will be used to replace folding chairs for clubhouse seating. Delivery is expected sometime in the next two months.
3. Treasurer's Report – Marilyn presented the annual budget.
 4. Election of Trustees – The election results were presented. Bruce Scott and Sandra Boley were reelected. Buster Seder was elected to the Board. Craig Kendell is retiring.
 5. New Business
 - a. Adoption of Bylaws - Bruce discussed the updates that are being planned.
 - b. CC&Rs Update - Bruce discussed the updates that are being planned.
 - c. Susan Sloan presented plans for restarting the neighborhood watch program.
 6. Appreciation gifts were presented to the trustees for their service this past year, and Craig for his many years of service.
 7. Adjournment - The meeting was adjourned at 6:57 p.m.