

Minutes of Sky Mountain Master Meeting
Wednesday, June 2, 2023, 10:00 AM

Board Members Present: Bruce Scott, Buster Seder, Torye Schenk, Anthony Hoffman (via Zoom), Michelle Davis-Community Manager. Excused: Sandy Boley,

Other: Pat Gallagher, Skip Mercer, Cheryl Case

Meeting called to order by Bruce at 10: 00 a.m.

1. **Welcome** Bruce welcomed everyone and confirmed a quorum.
2. **Open Forum:** Skip thanked the board for their support for the golf tournament.
3. **Committee Reports –**
 - a. Clubhouse Committee Update – Garage and bake sale is scheduled for September 9th.
 - b. Neighborhood Watch Update – None.
 - c. Social Committee Update – July 4th pancake breakfast and golf cart parade is the next event.
4. **Approval of Minutes:** Bruce motioned to approve the minutes from the last meeting; Buster seconded; motion passed unanimously.
5. **President's Report**
 - a. Rules for (1) Enforcing the Governing Documents and (2) Fines Discussion and Vote
 - i. Feedback from membership was presented. Torye motioned to approve the resolution and Bruce seconded. Motion passed unanimously.
 - b. Reserve Study – The board will consider the future of the common area where the pond was. Possibly a committee will be formed to discuss. In order to boost the current reserve account, Bruce motioned to move \$8,000 from checking to the reserve; Buster seconded; the motion passed unanimously.
 - c. Info on Electrical Boxes
 - i. Redirect sprinklers – We need to have rocks and sprinkler overspray moved away from the boxes
 - ii. Clean around foundations
 - iii. Discuss with Boy Scouts for possible community project in the fall
 - d. Screens on Gate – Bruce would like to find a contractor who could do screening on multiple gates, Bruce asked Buster and Torye to

- walk around and make notes on who needs screening. Empty driveways don't require screening, unless the homeowners want it.
- e. Rocks/plants on sidewalks – The board has a list of problem areas, including trees too low. Michelle will contact residents on the list.

6. Vice President's Report

- a. Signage
- i. Status of "no solicitating" signage for both entries – Signs were discussed and will be ordered. New posts may need to be installed.
 - ii. "Clean up after your pets" signs – duplicate the one on the common area on 1050 N
- b. Speed of golf course travel on Sky Mountain Blvd. – This is an ongoing safety concern. Buster suggested minimally asking for a radar monitor parked here occasionally, alternating sides on 2600 and 2460.

7. Community Manager's Report

- a. A/R report – All accounts except one are current within 90 days.
- b. Reserve Study
- i. Landscaping cost estimates for common area
 - 1. Palm tree removal and replacement \$1850 for a 10' tree
 - 2. Stone – Michelle will work with Anthony on the budget and get the black rock refreshed.
 - 3. Shrubs removal and replace - \$60 to install a new plant; removal and cost of plant dependent on size and type
- c. Correction of Master's CC&Rs, Bylaws, and Resolution parcel definitions – Affidavits of Corrections have been signed and the attorney will get them recorded.

8. Secretary's Report – None.

9. Treasurer's Report – Bruce motioned to accept the report, Buster seconded; the motion passed unanimously.

April - May 2023	Actual	Budget
Income	\$ 15,236	\$ 16,060
Expenses	\$ 10,227	\$ 9,670
Net	\$ 5,009	\$ 6,390

10. Architectural Report – Torye reported that he has had a lot of shed applications lately. There are some residents who have done projects without an ARC application. They will be asked to complete an application and submit it.

11. Next Master meeting time and date: September 8, 9:30 AM

12. Adjournment - Bruce motioned to adjourn; Torye seconded. The motion passed unanimously. The meeting was adjourned at 12:01 AM.