

**DAYBREAK COMMUNITY ASSOCIATION
OPEN BOARD OF DIRECTORS MEETING
February 24, 2016**

The Open Board of Directors Meeting of the Daybreak Community Association was held February 24, 2016 at the Daybreak Community Center.

Board of Directors present were:

Ty McCutcheon, President
Cameron Jackson, Secretary
Rulon Dutson, Treasurer
Lori Labrum, Resident Member
Michael Czipka, Resident Member

Management Company present were:

Cindy Spillane, Community Manager
Frankie Pettley, Office Manager

Quorum was established with three voting members present.

Call to Order:

Ty McCutcheon called the meeting to order at 6:12 PM.

Zero Harm Share:

The evacuation plan for the Community Center in case of fire was discussed.

Guest Speaker:

Chief Carr with the South Jordan Police Department gave a brief presentation on the crime statistics in Daybreak and South Jordan and then took questions from those in attendance.

Approval of Meeting Minutes:

Motion: A motion was made by Rulon Dutson, seconded by Cameron Jackson and unanimously carried to approve the minutes from the August 26, 2015, Open Board of Directors Meeting as written.

Reports:

Treasurer's Report – *Rulon Dutson reported to the Board.*

- i. Review of the unaudited monthly financial statements for January, 2016.

Motion: A motion was made by Cameron Jackson, seconded by Rulon Dutson and unanimously carried to approve the unaudited monthly financial statements for January, 2016.

- ii. Review of the delinquency report.
 - a. The percentage of the budgeted assessment amount is 5.38% (\$319,492.59) delinquent. This is an increase of \$152,677.36 from the previous month due to first quarter assessments. The number of homeowners delinquent is 932 (22.84%). Of the homeowner's who are delinquent, 342 (36.70%) also belong to a sub-association and 363 (38.95%) owe \$100.00 or less. We continue to monitor all delinquencies and will keep the Board apprised.
 - b. The Management Company recommended four accounts written off to bad debt in the amount of \$1,054.18 due to foreclosure and settlement acceptance.

Motion: A motion was made by Rulon Dutson, seconded by Cameron Jackson and unanimously carried to write off the recommended accounts to bad debt totaling \$1,054.18.

Management Report – Cindy Spillane reported to the Board.

- i. Discussion was held regarding items on the Management Report.

Old Business:

Dog Park Feasibility Resident Advisory Committee Update:

- i. Sharon Juneau updated the Board on the progress of the Committee. The Committee sent a survey to 6242 resident email address and received 890 responses. Their next meeting is scheduled for 3/1/16 where they will review the results from the survey and plan next steps.

DCC-adjacent Community Amenity Resident Advisory Committee:

- i. Zakia Richardson and Stephen Oar updated the Board on the progress of the Committee and requested a deadline extension to May 15th due to contractors being unable to provide bids in January.
- ii. The Committee utilized the feedback from their December survey that was sent to 6309 resident email address with 1169 responses received – to work with three industry contractors to establish construction costs. Their next meeting to review these costs is scheduled for 3/3/16. At that meeting they will establish next steps in communicating these costs to the community and again request their feedback.

Motion: A motion was made by Rulon Dutson, seconded by Cameron Jackson and unanimously carried to approve extending the deadline to May 15th.

Board of Director Code of Ethics:

- i. Discussion was held regarding adopting a Code of Ethics for the Board of Directors.

Motion: A motion was made by Cameron Jackson, seconded by Rulon Dutson and unanimously carried to adopt the Board of Directors Code of Ethics as written.

New Business:

Common Area Turnover:

- i. Discussion was held regarding turnover of Parcel 2624404002 – 5000 W 11800 S.

Motion: A motion was made by Cameron Jackson, seconded by Rulon Dutson and unanimously carried to accept parcel 2624404002 – 5000 W 11800 S.

Open Committee Positions:

- i. Discussion was held regarding openings on the Budget & Finance, Covenants, and Design Review Committees. The deadline for committee applications is 2/29/16.

Open Forum:

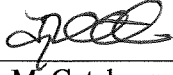
The residents in attendance addressed the Board with the following:

- i. The change in the reserve budget due to purchasing the Community Center
- ii. If there will likely be an impact to Daybreak due to the new development in Riverton

Adjourn:

Motion: There being no further business, a motion was made by Rulon Dutson, seconded by Cameron Jackson and unanimously carried to adjourn at 7:08 PM.

Approved and respectfully submitted by Ty McCutcheon, President, Daybreak Community Association.



Ty McCutcheon, President

6-9-16

Date