

**DAYBREAK COMMUNITY ASSOCIATION
OPEN BOARD OF DIRECTORS MEETING
February 22, 2017**

The Open Board of Directors Meeting of the Daybreak Community Association was held February 22, 2017 at the Daybreak Community Center.

Board of Directors present were:

Cameron Jackson, Secretary
Rulon Dutson, Treasurer
Joe Mitchell, Resident Member

Management Company present were:

Cindy Spillane, Community Manager
Suzanne Thomas, Association Manager

Board of Directors excused were:

Ty McCutcheon, President
Michael Czipka, Resident Member

Quorum was established with two voting members present.

Call to Order:

Rulon Dutson called the meeting to order at 6:00 PM.

Zero Harm Share:

What safety precautions should you take during the winter months?

Approval of Meeting Minutes:

Motion: A motion was made by Cameron Jackson, seconded by Rulon Dutson and unanimously carried to approve the minutes from the August 31 2016, Open Board of Directors Meeting as written.

Reports:

Treasurer's Report – *Cindy Spillane reported to the Board.*

- i. Review of the unaudited monthly financial statements for January, 2017.

Motion: A motion was made by Cameron Jackson, seconded by Rulon Dutson and unanimously carried to approve the unaudited monthly financial statements for January, 2017.

- ii. Review of the delinquency report.
As of January 31, 2017 the accounts receivable total is \$361,848.35 (5.26% delinquency rate). This is an increase of \$169,486.38 from December due to 1st quarter assessments. The number of delinquent owners is 1,126 (25.11%). Out of those who are delinquent, 341 (30.28%), also belong to a sub-association and 503 (44.67%) have a balance due of \$100 or less.

Management Report – *Cindy Spillane reported to the Board.*

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

Old Business:

Community Bi-Annual Survey update was provided

Trash Recycle Container Resolution

Motion: A motion was made by Cameron Jackson, seconded by Rulon Dutson and unanimously carried to adopt the Trash/Recycle Container Resolution as presented.

Christmas Lighting and Display Resolution

Motion: A motion was made by Cameron Jackson, seconded by Rulon Dutson and unanimously carried to adopt the Christmas Lighting and Display Resolution as presented.

New Business:

DRC Committee Appointments

Motion: A motion was made by Cameron Jackson, seconded by Rulon Dutson and unanimously carried to approve the appointee's to the committee as designated.

Covenants Committee Appointments

Motion: A motion was made by Cameron Jackson, seconded by Rulon Dutson and unanimously carried to approve the appointee's to the committee as designated.

Budget and Finance Committee Appointments

Motion: A motion was made by Cameron Jackson, seconded by Rulon Dutson and unanimously carried to approve the appointee's to the committee as designated.

Home Business Applications

- i. Discussion was held regarding the following home business application(s):
 - a. Jared Sweet Design owned by Jared Sweet of lot 120
 - b. Nancy's Piano Service owned by Nancy Mendenhall of lot 238
 - c. DJ Olsen Holdings, Inc owned by David Olsen of lot 139

Motion: A motion was made by Cameron Jackson, seconded by Rulon Dutson and unanimously carried to approve all three applications.

Open Forum:


The residents in attendance addressed the Board with the following:

- i. Ducks on the Lake - consider having information available on what to feed them.
- ii. An employee dedicated to the gardens to educate gardeners
- iii. Century Link Update – what is the status?
- iv. Communication to Tenants – who is responsible to communicate the rules and regulations to tenants and renters?

Adjourn:

Motion: There being no further business, a motion was made by Cameron Jackson, seconded by Rulon Dutson and unanimously carried to adjourn at 6:58 PM.

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



Ty McCutcheon, President

5-31-17

Date