

**DAYBREAK COMMUNITY ASSOCIATION
OPEN BOARD OF DIRECTORS MEETING
February 28, 2018**

The Open Board of Directors Meeting of the Daybreak Community Association was held February 28, 2018 at the Daybreak Community Center.

Board of Directors present were:

Ty McCutcheon, President
Cameron Jackson, Secretary
Rulon Dutson, Treasurer
Joe Mitchell, Resident Member

Management Company present were:

Suzanne Gamvroulas, Community Manager
Frankie Pettley, Office Manager

Board of Directors excused were:

Michael Czipka, Resident Member

Quorum was established with three voting members present.

Call to Order:

Ty McCutcheon called the meeting to order at 6:02 PM.

Zero Harm Share:

Discussion was held regarding the Safe Utah App.

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 30, 2017 and November 8, 2017, Open Board of Directors Meetings as written.

Reports:

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

- i. Review of the unaudited monthly financial statements for January, 2018.

Motion: A motion was made by Rulon Dutson, seconded by Cameron Jackson and unanimously carried to adopt the unaudited monthly financial statements for January, 2018.

- ii. Review of the delinquency report.
As of January 31, 2018 the accounts receivable total of accounts over 60 days delinquent is \$248,249.41 (3.26% delinquency rate). This is an increase of \$56,644.92 from December due to 1st quarter assessments. The number of delinquent owners is 323 (6.56%). Out of those who are delinquent, 103 (31.89%), also belong to a sub-association; of those 39 (12.07%) belong to Townhome 1 with 13 at collections, 16 (4.95%) belong to Carriage Condo's with seven at collection, and six (1.86%) belong to Eastlake Condo's with two at collection. Of the 323 delinquent owners, 47 (14.55%) have a balance due of \$100 or less.
- iii. Management recommended that two accounts be sent to the attorney for collections totaling \$2,833.00.

Motion: A motion was made by Rulon Dutson, seconded by Cameron Jackson and unanimously carried to send two accounts to the attorney for collection totaling \$2,833.00.

Management Report – Suzanne Gamvroulas reported to the Board.

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

Communications Report – Suzanne Gamvroulas reported to the Board.

- i. Discussion was held regarding the Community Mobile App.
- ii. Discussion was held regarding the Lunch & Learn Series.

Old Business:

Storage Shed Design & Placement Criteria Resolution

- i. Discussion was held regarding the changes made to the Storage Shed Design & Placement Criteria Resolution.
- ii. Resident questions/comments included
 - a. Do not like sheds blocking the view
 - b. Do we already allow sheds

Motion: A motion was made by Rulon Dutson, seconded by Cameron Jackson and unanimously carried to approve the Storage Shed Design & Placement Criteria Resolution.

Amendment #7 Leasing Terms

- i. Discussion was held regarding Amendment #7 to the Community Charter - Leasing Terms.
- ii. Resident questions/comments included
 - a. What percent of homes are leased
 - b. How many are in violation of the current leasing restrictions

Motion: A motion was made by Rulon Dutson, seconded by Cameron Jackson and unanimously carried to approve Amendment #7 to the Community Charter.

Neighborhood Association Reporting Resolution

- i. Discussion was held regarding adopting the Neighborhood Reporting Resolution.
- ii. Resident questions/comments included
 - a. Do not feel like their comments were heard at the town hall meeting
 - b. They were not personally contacted after the town hall meeting
 - c. Why is the resolution needed

Motion: A motion was made by Cameron Jackson, seconded by Rulon Dutson and unanimously carried to adopt the Neighborhood Association Reporting Resolution.

New Business:

Amended Deed Violation Enforcement Policy Resolution & Exhibit A

- i. Discussion was held regarding adopting Amended Deed Violation Policy Resolution and Exhibit A.

Motion: A motion was made by Rulon Dutson, seconded by Cameron Jackson and unanimously carried to adopt the Amended Deed Violation Enforcement Policy Resolution and Exhibit A.

Amended Budget & Finance Committee Charter

- i. Discussion was held regarding approving the Amended Budget & Finance Committee Charter.

Motion: A motion was made by Cameron Jackson, seconded by Rulon Dutson and unanimously carried to approve the Amended Budget & Finance Committee Charter.

Appoint Budget & Finance Committee Members

- i. Discussion was held regarding the appointing Eric Troff and Scott Sherman to the Budget & Finance Committee for a two year term.

Motion: A motion was made by Cameron Jackson, seconded by Rulon Dutson and unanimously carried to appoint Eric Troff and Scott Sherman to the Budget & Finance Committee for a two year term.

Open Forum:

The residents in attendance addressed the Board with the following:

- i. Explain who will be charged for payment plans
- ii. When will the founder control period end

Adjourn:

Motion: There being no further business, a motion was made by Cameron Jackson, seconded by Rulon Dutson and unanimously carried to adjourn at 6:50 PM.

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



Ty McCutcheon, President

5.31.18

Date