

**DAYBREAK COMMUNITY ASSOCIATION  
OPEN BOARD OF DIRECTORS MEETING  
May 27, 2015**

The Open Board of Directors Meeting of the Daybreak Community Association was held May 27, 2015 at the Daybreak Community Center.

**Board of Directors present were:**

Ty McCutcheon, President  
Cameron Jackson, Secretary  
Dave Pimm, Resident Member

**Management Company present were:**

Cindy Spillane, Community Manager  
Frankie Pettley, Office Manager

**Board of Directors excused were:**

Rulon Dutson, Treasurer  
Lori Labrum, Resident Member

Quorum was established with two voting members present.

**Call to Order:**

Ty McCutcheon called the meeting to order at 6:03 PM.

**Zero Harm Share:**

Which of the following can kill you in your home?

- i. Car
- ii. Magazine
- iii. Tape Measure

**Open Forum:**

The residents in attendance addressed the Board with the following concerns.

- i. Traffic concerns on Silver Mine Road
- ii. The Brookside Pool not being open yet
- iii. When The City of South Jordan will take over management of Oquirrh Lake
- iv. The native grass on 10200 South

**Approval of Meeting Minutes:**

**Motion:** A motion was made by Cameron Jackson, seconded by Ty McCutcheon and unanimously carried to approve the minutes from the February 25, 2015, 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 April, 2015.

**Motion:** A motion was made by Cameron Jackson, seconded by Ty McCutcheon and unanimously carried to approve the unaudited monthly financial statements for April, 2015.

- ii. Review of the delinquency report.
  - a. The percentage of the budgeted assessment amount is 5.29% (\$279,203.74) delinquent. This is an increase of \$122,923.31 from the previous month due to second quarter assessments. The number of homeowners delinquent is 659 (17.37%). Of the homeowner's who are delinquent, 229 (34.75%) also belong to a sub-association. We continue to monitor all delinquencies and will keep the Board apprised.
  - b. The Management Company recommended one account written off to bad debt in the amount of \$3,898.76 due to foreclosure.

- c. Management recommended one account in the amount of \$704.50 be turned over to the attorney for collections.

**Motion:** A motion was made by Cameron Jackson, seconded by Ty McCutcheon and unanimously carried to write off the recommended account to bad debt totaling \$3,898.76 and to send the recommended account to the attorney for collections in the amount of \$704.50.

Management Report – Cindy Spillane reported to the Board.

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

**Old Business:**

Eastlake Pool Shade:

- i. Discussion was held regarding the shade structure for the Eastlake Pool that was approved via email and the Board ratified their vote to purchase from reserves, the Skyspan single post shade structure after the 2015 season ends.

**New Business:**

Covenants Committee Appointment:

- i. Discussion was held regarding appointing Adam Willis to the Covenants Committee.

**Motion:** A motion was made by Cameron Jackson, seconded by Ty McCutcheon and unanimously carried to appoint Adam Willis to the Covenants Committee.

Fixed Asset and Capitalization Policy:

- i. Discussion was held regarding adopting a Fixed Asset and Capitalization Policy.

**Motion:** A motion was made by Ty McCutcheon, seconded by Cameron Jackson and unanimously carried to approve the Fixed Asset and Capitalization Policy

Community Center Security Cameras:

- i. Discussion was held regarding the unbudgeted expense of replacing the security cameras at the Community Center.

**Motion:** A motion was made by Ty McCutcheon, seconded by Cameron Jackson and unanimously carried to approve the purchase of new security cameras for the Community Center.

Common Area Turnover:

- i. Discussion was held regarding turning over Peninsula Paseo's 1, 2, 3, 4 and Watery Way South in Lake Village – Parcel numbers 2718302051, 2718305092 and 2718303038 respectively.

**Motion:** A motion was made by Cameron Jackson, seconded by Ty McCutcheon and unanimously carried to approve the turnover of Peninsula Paseo's 1, 2, 3, 4 and Watery Way South.

Home Business Applications:

- i. Discussion was held regarding three home business applications,
  - a. Quilt-ssentials, LLC owned by Ross & Laura Hirschi lot U3-455
  - b. Vigil Accounts owned by Robert Vigil lot 5-293

c. Sup Flo owned by Heather Menzer lot U5-103

**Motion:** A motion was made by Cameron Jackson, seconded by Ty McCutcheon and unanimously carried to approve Quilt-ssentials, Vigil Accounts, and Sup Flo.

Water Taxi:

- i. Discussion was held regarding a water taxi program that will be held this season on Oquirrh Lake.

**Adjourn:**

**Motion:** There being no further business, a motion was made by Cameron Jackson, seconded by Ty McCutcheon and unanimously carried to adjourn at 7:16 PM.

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



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Ty McCutcheon, President

8/26/15

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Date