

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

The Open Board of Directors Meeting of the Daybreak Community Association was held May 24, 2016 at the Garden Park Clubhouse.

**Board of Directors present were:**

Cameron Jackson, Secretary  
Rulon Dutson, Treasurer  
Michael Czipka, Resident Member

**Management Company present were:**

Cindy Spillane, Community Manager  
Frankie Pettley, Office Manager

**Board of Directors excused were:**

Ty McCutcheon, President  
Lori Labrum, Resident Member

Quorum was established with two voting members present.

**Call to Order:**

Cameron Jackson called the meeting to order at 6:00 PM.

**Zero Harm Share:**

How have you changed your commuting habits with all the wet weather?

**Agenda Amendment:**

Cindy Spillane requested the Board amend the agenda to add new business item, "Reserve Project – Replace Drinking Fountains".

**Motion:** A motion was made by Rulon Dutson, seconded by Cameron Jackson and unanimously carried to approve amending the agenda.

**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 February 24, 2016, 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 April, 2016.

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

- ii. Review of the delinquency report.
  - a. The percentage of the budgeted assessment amount is 5.08% (\$301,906.95) delinquent. This is an increase of \$141,374.83 from the previous month due to second quarter assessments. The number of homeowners delinquent is 744 (17.85%). Of the homeowner's who are delinquent, 279 (37.50%) also belong to a sub-association and 230 (30.91%) owe \$100.00 or less. We continue to monitor all delinquencies and will keep the Board apprised.
  - b. The Management Company recommended two accounts written off to bad debt in the amount of \$3,372.50 due to foreclosure.
  - c. The Management Company recommended three accounts be sent to the attorney for collections in the amount of \$2,625.50.

**Motion:** A motion was made by Cameron Jackson, seconded by Rulon Dutson and unanimously carried to write off the recommended accounts to bad debt totaling \$3,372.50 and send the recommended accounts to the attorney for collection totaling \$2,625.50.

Management Report – Cindy Spillane reported to the Board.

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

**Old Business:**

Common Area Turnover:

- i. Discussion was held regarding turnover of Parcel 2613152003 – Ewok Park.

**Motion:** A motion was made by Rulon Dutson, seconded by Cameron Jackson and unanimously carried to accept parcel 2613152003 – Ewok Park.

**New Business:**

Home Business Applications:

- i. Discussion was held regarding the following home business applications:
  - a. The Law Office of Cristie Carter Bake owned by Cristie Bake of lot 9-415.
  - b. Della Direct, LLC, owned by Chandel Brown of lot 7-157.
  - c. Helen Cali MD, LLC owned by Helen Cali of lot 4-183.
  - d. Enliven, LLC, owned by Stephen Colucci of lot 1-211.
  - e. J. Freeman Legal, LLC owned by John Freeman of lot 7-527.
  - f. Bitten and Smitten, owned by Amanda Hardy of lot 5-540.

**Motion:** A motion was made by Cameron Jackson, seconded by Rulon Dutson and unanimously carried to approve all of the home business applications submitted.

Reserve Project – Drinking Fountains:

- i. Discussion was held regarding replacing the drinking fountains in Sunflower and Orchard Parks with funds from the reserve bank account in the amount of \$5,662.09 from Great Western Park & Playground.

**Motion:** A motion was made by Rulon Dutson, seconded by Cameron Jackson and unanimously carried to approve purchasing new drinking fountains from Great Western Park & Playground from the reserve account in the amount of \$5,662.09.

**Open Forum:**

The residents in attendance addressed the Board with the following:

- i. Needing guest passes for guests using the boats at the lake
- ii. Ownership of Oquirrh Lake
- iii. The Lake Village Boat House being exclusive to Lake Village Residents
- iv. Educating resident about tree trimming regulations

**Adjourn:**

**Motion:** There being no further business, a motion was made by Rulon Dutson, seconded by Cameron Jackson and unanimously carried to adjourn at 7:11 PM.

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



Ty McCutcheon, President

8.31.16

Date