



DAYBREAK COMMUNITY ASSOCIATION ANNUAL HOMEOWNERS MEETING NOTES

The Annual Meeting of the Daybreak Community Association was held November 18, 2015, at the Daybreak Community Center.

Board of Directors:

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

CCMC Management Team:

Cindy Spillane, Community Manager
Delores Ferguson, Division President
Suzanne Thomas, Association Manager
Frankie Pettley, Office Manager
Tim Later, Operations Manager
Don Scott, Maintenance Supervisor
Deborah Keep, Administrative Coordinator
Mindy Konold, Administrative Coordinator
Brook Christensen, DRC/Covenants Coordinator
Vanell Stoddard, DRC/Covenants Coordinator

Call to Order

The Annual Meeting of the Daybreak Community Association was unofficially called to order at 6:10 PM by Ty McCutcheon, President.

Zero Harm Share

What should we be doing to prepare our vehicles for winter?
Check fluid levels, install new wiper blades, use snow tires, check the tread on your tires, make sure tires are inflated properly, and carry extra coats, gloves, and blankets.

Introduction of Board Members

The members of the Board introduced themselves. Dave Pimm received an award for his service on the Board of Directors for the last two years.

Certificate of Quorum

Quorum of 30% was not met.

President's Message:

Daybreak continues to be a leading master planned community in not only Utah, but also the country. Several national research firms continue to place Daybreak in the top 10-20 best-selling communities in the country. The premium that Daybreak homes are selling for, compared to surrounding neighborhoods is a testament to the market response to what we are creating with you. It is routine to see Daybreak homes sell for 10-15% more than non-Daybreak homes of similar size. In some cases, like our Lake

Village, we see values rivaling those of Sugarhouse and the Avenues. And you get the benefit of a closet, and new wiring.

The Association's financial health continues to strengthen, based on a solid financial plan, good cost controls, improved efficiencies and a dedicated staff and volunteer base in the community. This allows us to now consider a range of options that would not be available to us if we were not prudent before and during the Great Recession.

We continue to set standards for development of enduring communities in the region. Successfully implementing a range of principles that we trust make Daybreak a great place to live, work, or play, both now and for decades to come. They include:

1. A wide mix of housing choice that allows people to call the community home through every life stage, so they never have to move far from family and friends – unless of course they want to.
2. Creation and preservation of parks and open space, with some of the more iconic and enjoyable parks and amenities in our region.
3. Transportation choice – whether it be walking (85% of students at Daybreak Elementary walk to school at least three days per week), riding TRAX (our station has the most boarding of any park and ride in the system).
4. Conserving our resources with water smart design and homes that reduce energy use and improve air quality (you may not know this but furnaces and water heaters are a major contributor to our regional air quality problem – second only to cars). Your energy star homes pollute substantially less than those of older homes or those without the technology built into a Daybreak home or commercial building. So rest easy in the gloom of January that you are doing your part.
5. A vibrant local economy – with over 1,200 people working in the community already – and more on the way. For many of us, we can shorten our commute, or convert it to a walk by living and working in Daybreak.

One of the hallmarks of our community is the passion and engagement our owners demonstrate. Ty was pleased to share that over 50 of your fellow homeowners have volunteered to serve on one of our Boards, standing, or special committees over the past year. These individuals have committed their free time to make our community a better place (while helping us overcome our ongoing inability to be good mind readers). Ty asked that any of our committee volunteers please stand and he thanked them for their service. In addition, Ty also thanked Resident Board Member Dave Pimm for his two years of service. Dave's advocacy and engagement has made us a better Board and community. Ty also welcomed our new Resident Board Member, Mike Czipka, who has served for several years on our Covenants Committee. We look forward to his continued contribution and leadership.

Ty McCutcheon provided a brief update of the 2015 priorities that included:

1. Improve the quality and speed of our fiber to the home internet service and extend our bulk purchase agreement with CenturyLink. We convened a team of knowledgeable owners that allowed us to increase our base package download and upload speeds, to 40/20 respectively. They even were able to negotiate availability of 1 GB speeds as an upgrade option.
2. Evaluate the feasibility of purchasing the DCC and some of the adjacent land for construction of a community amenity. Ty was pleased to report that a group of your fellow owners worked diligently through the spring and have recommended that we acquire the DCC and a portion of the adjacent land. Based on this recommendation, the Board is working to complete the appraisal process and finalize terms with favorable

- long-term bank financing that will allow the Association to complete the purchase near the end of the year or at the very beginning of 2016.
3. Engage with South Jordan City and Kennecott Land regarding Oquirrh Lake. Association engagement has allowed us to ensure a thoughtful and complete process that preserves our interests and long term use needs in whatever long term ownership form is put in place.
 4. Finally, we are striving to use the feedback from our biannual surveys to improve our customer service and responsiveness. The management team has advanced a range of programs to improve against our baseline survey data, which we review as a Board on a regular basis.

One area that we continue to be challenged with is ensuring that important community information is available and easily accessed. Ty noted that he is continually surprised by the number of folks that he meets around the community who ask him what is going on with regard to this issue or that issue. Many times the Association is already working on a topic of concern that is already being addressed by a dedicated group of residents, our staff or contractors. To that end we will be working with LiveDAYBREAK, our sister organization that manages the community website, to improve its features, content and function over the coming year.

As we look to 2016, there are countless items that the Association will consider and address; Ty highlighted a few that we believe will leave the greatest impact over the long term:

1. Bring forward recommendations for the utilization of the portion of the lot adjacent to the DCC that we are acquiring from Kennecott Land as part of the DCC purchase. We are excited to partner with the LiveDAYBREAK Council on a project to construct the aforementioned amenity on this land, if that is the recommendation of our owner committee. At the same time we have a committee evaluating the right place and program for a dog park in the community and look forward to their recommendations. Both of these provide great opportunities for our owners to create the vision and direction for much desired amenities in our community.
2. Continue to engage with South Jordan City and Kennecott Land to determine the proper long-term ownership structure and maintenance plan for Oquirrh Lake. While Kennecott Land has provided the maintenance and operating costs for the Lake to date under its ownership, there continues to be the potential for the Association to delineate the aspects of this amenity that it wants to be maintained for exclusive resident use if it wants to. So, before finalizing any details with South Jordan City, we will look to engage the community in that dialogue and planning effort. Please let us know if you want to be involved in the process.
3. Conduct our bi-annual survey and utilize your feedback. We will advertise this widely to improve the operations of your Association. Please encourage all your neighbors and friends in the community to participate, as the old adage goes, if you don't vote, you only have yourself to blame for the outcome.

So while there are countless pieces of work underway, these represent some of the broader issues the Board will be focused on in the coming year.

It is an exciting time in the community, as the Master Developer has worked with the Jordan School District for the construction of another elementary school – Creekside Elementary in 2016 and is finalizing plans to break ground on our first villages west of Mountain View

Corridor. They are also working to extend infrastructure with South Jordan City through our town center via South Jordan Parkway and Lave Avenue.

Ty McCutcheon closed his presentation by thanking residents in attendance for their engagement and continuing to make Daybreak the best place possible to live.

Manager's Report:

Cindy Spillane began her presentation by recognizing the various committees in the community. She then went on to highlight some of the accomplishments of 2015, which included:

1. The 4,000 home closed in early November
2. Brookside Pool opened
3. The Willoughby slide improvement
4. New deck furniture at Eastlake Pool
5. New shade structures at Eastlake Pool
6. Tree Replacement Program Continued

Guest Speaker LiveDAYBREAK:

Ty McCutcheon introduced the LiveDAYBREAK Community Council and gave a brief background on why there is a community council and what they do. The LiveDAYBREAK team then gave a presentation outlining who they are, how they are funded, and the five pillars they follow.

1. Culture & Diversity
2. Lifelong Learning
3. Giving Back
4. Healthy Lifestyle
5. Connectivity

Open Question and Answer Forum:

The Daybreak homeowners were then offered an opportunity to present comments and questions to the Board of Directors. As the Kennecott Land Development Team was to be available following the meeting to answer any development questions, residents were asked to direct their comments to Association related matters. Residents made comments on the following topics:

1. The amount of money in the CE fund
2. Why they are asked to send in a proxy when they plan to attend
3. DCC purchase process
4. Why are things allowed in one village and not another
5. How to email or contact the HOA
6. Cars speeding through the roundabout at 10400 south
7. Funding of the new pool and dog park
8. Home rental policy
9. Do not feed the ducks
10. Do Garden Park residents pay for amenities they do not use

Raffle/Drawing

We then held a raffle/drawing and gave prizes to residents in attendance. All prizes were donated by various vendors of the Association.