



D A Y B R E A K

**DAYBREAK COMMUNITY ASSOCIATION
ANNUAL HOMEOWNERS MEETING
NOTES**

The Annual Meeting of the Daybreak Community Association was held November 16, 2016, at the Daybreak Community Center.

Board of Directors:

Ty McCutcheon, President
Cameron Jackson, Secretary
Rulon Dutson, Treasurer
Lori Labrum, Resident Member
Michael Czipka, Resident Member
Joe Mitchell, Resident Member Designee

CCMC Management Team:

Cindy Spillane, Community Manager
Delores Ferguson, Division President
Suzanne Thomas, Association Manager
Frankie Pettley, Office Manager
Tim Later, Operations Manager
Curtis Clark, Recreation Facilities Manager
Don Scott, Maintenance Supervisor
Tanner Gooch, Communications Manager
Abby Frampton, Administrative Coordinator
Mindy Konold, DRC/Covenants Coordinator
Victoria Anderson, 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 6:15 PM by Ty McCutcheon, President.

Zero Harm Share

What should we be doing to prepare for an earthquake?

Buy a generator, have a family earthquake drill, bolt large furniture to the wall, have car prepared, stock up on water, know how to shut off utilities.

Introduction of Board Members

The members of the Board introduced themselves. Lori Labrum received an award for her service on the Board of Directors for the last two years.

Certificate of Quorum

Quorum of 30% was not met.

Guest Speaker Gary Whatcott – South Jordan City:

Ty McCutcheon introduced Gary Whatcott, South Jordan City Manager. Gary gave a brief report about upcoming city projects including the removal of the roundabout on 11400 south by the District, the plan

for Bangerter to be modified to go over 10400 south and under 11400 south, the widening of 10400 south to seven lanes at Redwood Road, and the new city park to be built within Daybreak.

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

President's Message:

Daybreak continues to be a leading master planned community in not only Utah, but also the country. As we enter our 13th year, Daybreak remains the best-selling community in Utah, and one of the top 20 in the United States. We believe this is based in great measure on the principles that underpin our Master Plan. These include:

1. A wide array of housing choice
2. Creation and preservation of parks and open space
3. Transportation choice
4. Conserving our scarce water and energy resources
5. A vibrant local economy

Twenty-sixteen has been a momentous year in our history. We welcomed our 4,000th homeowner, opened a fabulous Smith's Marketplace, and completed the acquisition of the DCC. Kennecott Land also passed the baton as Founder in July, which will bring significant new levels of investment in the Daybreak Community. We want to thank Kennecott for its incredible support in the founding and first decade plus of Daybreak's growth. At the same time, the entire Daybreak Communities team and Varde Partners look forward with renewed energy and excitement for what we will be able to accomplish with your support in the coming years.

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 opportunities that would not be available to us if we were not prudent over the past decade.

Ty McCutcheon provided a brief update of the 2016 priorities that included:

1. Communications – we continue to desire the ability for the community to receive and access information and for the Board, the Association's Committees and Management to make timely, relevant and accurate information available. After benchmarking other leading communities in the country, we recognized that like communities of our size, we would benefit from dedicated expertise in this area in addition to a number of programs that will improve our performance in this area. So to support us in that effort, we are pleased to share that this fall we added Tanner Gooch to the Association Team as Communications Manager – a role that will be shared with LiveDAYBREAK from a resource and cost perspective. Tanner has already made significant contributions and we look forward to benefitting from his experience, so please join me in welcoming him.

2. A few important work streams were established around three important projects, the first related to the amenity adjacent to the DCC, the second focused on the potential and program for a Dog Park, and the third, while not an Association effort, focused on making recommendations to the Developer regarding on potential uses for the remnant parcel south of the DCC, also known as the Harvest Sun parcel. With respect to the amenity, we are pleased that a resident committee worked diligently through the year and brought forward a recommendation to move forward with an Eastlake scaled pool or pools on the 1/3 acre immediately to the South of the DCC. The Board has recently retained a design firm and plans to commence construction in the spring of 2017 on this highly anticipated amenity. We are excited to partner with the LiveDAYBREAK Council on this project. In addition, we had a very dedicated group – one of the most thorough we have seen – work to identify a program for a dog park. While this information was shared with the Developer for consideration in future areas of Daybreak, the Board has also asked the committee to recommend locations that the Association could act - on parcels it already owns. Finally, Ty stated that he understands the Harvest Sun parcel committee's work is nearing a conclusion and the Developer looks forward to reviewing and discussing their recommendations in the coming weeks.
3. We identified a community engagement process around the long-term ownership structure and maintenance plan for Oquirrh Lake as 2016 priority. While we have continued to dialogue with South Jordan City through the year, we have not advanced this work as much as expected a year ago, given the significant focus the City and Developer dedicated to the approval of the Infrastructure Assessment Area and assignment of the Daybreak Master Development Agreement by our new owners. With those projects behind us, our collective focus can now turn back to Oquirrh Lake in 2017.

Ty then gave a few highlights of what is to come in 2017

1. Right now and in the year ahead, we will see the positive impact of the highest level of investment in Daybreak since 2007. The Association will construct the previously mentioned pool facility at the DCC, as well as completing a list of other maintenance and enhancements that Cindy will detail in her manager's report. The Developer will open two new neighborhoods in the Upper Villages, west of the Mountain View Corridor. This will bring the addition of a new club and pool near the north-west corner of the Sunstone neighborhood. In addition, the City will be constructing a 20 acre park designed to support league play on multipurpose fields on land dedicated along with \$2 million in funds contributed by the Developer pursuant to the Master Development Agreement. Our existing neighborhoods will continue to grow, with development knitting Creekside Village to the north, Garden Park to the South and the Lake on the East together. The first residences will be constructed on the Island, and South Station will see new housing and employment emerge into one of the leading transit hubs in the Valley. Ty noted the pending completion of Creekside elementary and the continued planning and coordination with the Jordan School District and the City of South Jordan that ensures we have public facilities and schools in the center of our neighborhoods as new demand is created.
2. We will continue to focus on homeowner engagement and involvement such as Resident Board members, our various standing committees, and workgroups like the DCC Amenity, Dog Park Committees and on special projects like the Harvest Sun parcel. This gives the Board and Developer the added benefit of broad resident input, and provides a pool of engaged homeowners that have experience in the management of the affairs of the Association, so that the entire community can benefit from their knowledge and experience as we move towards election of the first voting

Resident Board member, which will occur upon completion of our 5,000th home and could be in 2018.

3. As noted in the summary of 2016, the dialogue around Oquirrh Lake will take a more prominent position in 2017. We very much look forward to benefitting from the input of our residents and businesses in Daybreak as the details of the full range of options are better understood and the way forward is narrowed to a preferred outcome for all parties. There will no doubt be several opportunities for your engagement and input – so if this topic is of interest to you – be on the lookout for those and get involved.

Before closing, Ty recognized the dozens of your fellow homeowners that 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. Ty also thanked Resident Board Member Lori Labrum, for her two years of service on the Board. Lori's insights and involvement has made us a better Board and community. Ty also welcomed our new Resident Board Member, Joe Mitchell. Stating we look forward to benefitting from his perspective and experience.

It is indeed an exciting time for Daybreak, as we enter this next chapter in the building of our great community.

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 2016, which included:

1. The DCC Pool Project approved
2. LiveDAYBREAK website updated
3. Tree Replacement Program Continued
4. The 114th roundabout revitalization
5. Addition of 2 picnic tables & BBQ grills in Willoughby Park
6. Addition of 2 park benches at the BMX Bike Park

Cindy then went on to highlight some of the projects that are planned for 2017, which include:

1. The DCC Pool construction
2. Cardio equipment replacement
3. Tree Replacement Program Continued – 200 trees replaced in the spring
4. Bi-Annual Community Survey
5. CenturyLink 100 MBPS speed increase

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 Daybreak Communities 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 progress of the dog park
2. The speeds in the Northshore roundabout
3. Wanting the roundabouts to be flattened

4. The length of the native grasses on 10400 south
5. Being thankful that all the dead trees have been removed
6. Did Google Fiber bid on Daybreak
7. Sub-Association litigation

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.