

**DAYBREAK COMMUNITY ASSOCIATION  
OPEN BOARD OF DIRECTORS MEETING  
May 30, 2018**

The Open Board of Directors Meeting of the Daybreak Community Association was held May 30, 2018 at the Daybreak Community Center.

**Board of Directors present were:**

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

**Management Company present were:**

Suzanne Gamvroulas, Community Manager  
Frankie Pettley, Office Manager

**Board of Directors excused were:**

Ty McCutcheon, President

Quorum was established with two voting members present.

**Call to Order:**

Cameron Jackson called the meeting to order at 6:04 PM.

**Zero Harm Share:**

Discussion was held regarding safety in construction zones.

**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 28, 2018, 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 April, 2018.

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

- ii. Review of the delinquency report.

As of April 30, 2018 the accounts receivable total of accounts over 60 days delinquent is \$261,365.60 (3.43% delinquency rate). This is an increase of \$76,144.54 from March due to 2<sup>nd</sup> quarter assessments. The number of delinquent owners is 346 (6.88%). Out of those who are delinquent, 107 (30.92%), also belong to a sub-association; of those 29 (8.38%) belong to Townhome 1 with 10 at collections, 21 (6.07%) belong to Carriage Condo's with seven at collection, five (1.45%) belong to Eastlake Condo's with none at collection, 18 (5.2%) belong to Northshore Townhomes with seven at collection, seven belong to Garden Park with two at collection, 18 (5.2%) belong to Soda Row with five at collection, and nine belong to Creekside Townhomes with three at collection. Of the 346 delinquent owners, 46 (13.29%) have a balance due of \$100 or less.

- iii. Management recommended that three accounts be sent to the attorney for collections totaling \$4,405.50.

**Motion:** A motion was made by Cameron Jackson, seconded by Rulon Dutson and unanimously carried to send three accounts to the attorney for collection totaling \$4,405.50.

Management Report – Suzanne Gamvroulas reported to the Board.

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

Nominating Committee Update – *Joe Mitchell 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 upcoming election timeline and committee plan.

### **Old Business:**

There was no old business to discuss

### **New Business:**

#### **Amended Affidavit of Occupancy, Exhibit A**

- i. Discussion was tabled regarding amending the Affidavit of Occupancy Exhibit A pending further Board discussion

#### **Home Business Applications**

- i. Discussion was held regarding Future Web Analytics owned by Shuniga Gangadharan, Math Solutions Consulting owned by Kristen Gasser, Travel by Rachel, LLC owned by Rachel Johnson, Pinnacle Digital Marketing, LLC owned by Alyssa & Jonas Misiuk, The Peregrine House, LLC owned by Sandra Osborn, M.L. & R Cleaning Services owned by Luz & Marco Rodriguez, and Kelter Dog Treats owned by Kellie Thayne.

**Motion:** A motion was made by Rulon Dutson, seconded by Cameron Jackson and unanimously carried to approve Future Web Analytics, Math Solutions Consulting, Travel by Rachel, LLC, Pinnacle Digital Marketing, LLC, The Peregrine House, LLC, M.L. & R Cleaning Services, and Kelter Dog Treats.

### **Open Forum:**

The residents in attendance addressed the Board with the following:

- i. Cat tails being removed from Oquirrh Lake
- ii. Sub-Association landscape violations
- iii. Vehicle speeds on SJ Pkwy
- iv. The delay in opening new pools
- v. The duties of Lake Hosts
- vi. The Duffy Boat

**Adjourn:**

**Motion:** There being no further business, a motion was made by Cameron Jackson, seconded by Rulon Dutson and unanimously carried to adjourn at 7:05 PM.

Approved and respectfully submitted by Rich Sonntag, President, Daybreak Community Association.

  
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Rich Sonntag, President

8/29/18  
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Date