

**SOUTH STATION TOWNHOME OWNERS ASSOCIATION  
OPEN BOARD OF DIRECTORS MEETING  
August 23, 2018**

The Open Board of Directors Meeting for South Station Townhome Owners Association was held August 23, 2018 at the Daybreak Community Center.

**Board of Directors present:**  
Rich Sonntag, President  
Gary Langston, Secretary

**Management Company present:**  
Sarah Pullman, Association Manager

**Call to Order:**

The Meeting was called to order at 6:01 PM by Rich Sonntag

**Zero Harm Share:** With the children returning to school watch for children in on sidewalks, on bicycles and in cross walks.

**Action in Lieu of Meeting** Declarant Notice of Change in Board Representation. Rich Sonntag replaced Ty McCutcheon as Board President.

**Approval of Meeting Minutes:**

**Motion:** A motion was made by Gary Langston, seconded by Rich Sonntag and unanimously carried to approve the minutes from the May 15, 2018, Board of Directors Meeting as written.

**Reports:**

Financials – *Sarah Pullman reported to the Board*

- i. Review of the Unaudited Monthly Financial Statements for April, May, June and July 2018.
- ii. Review of the Budvar Report
- iii. Review of the Reforecast Report

**Motion:** A motion was made by Gary Langston, seconded by Rich Sonntag and unanimously carried to accept the unaudited monthly financials for April, May, June and July 2018.

**Management Report** – *Sarah Pullman presented to the Board*

- i. An initial walk of the Common Area Landscaping Turnovers for both Segó and Garbett Home has occurred. Gary Langston requested meeting with Sarah Pullman to discuss the conveyance of the private lanes from the Developer to the sub - associations.

**NEW BUSINESS**

Gary Langston advised that the South Station Plat 1 has private storm drains not serviced by the City of South Jordan which require Annual Inspection and clean out. Establishment of a preventative maintenance schedule is needed for these areas.

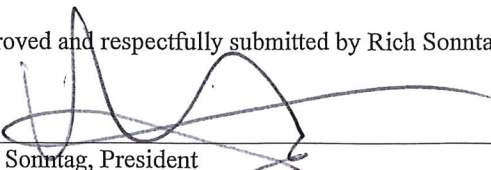
A brief budget discussion regarding the need for a Reserve Study. The board indicated 2019 would be an appropriate year for the first reserve study to be built into the budget.

Resident Comments: One resident was present and there as a request to remind the neighbors to be aware of the garage doors in the alleyways and to avoid putting garbage cans in front of the doors. An email reminder with a map of the area will be sent in the next few weeks as a reminder.

**Adjourn:**

**Motion:** There being no further business, a motion was made by Gary Langston, seconded by Rich Sonntag and unanimously carried to adjourn at 5:29 PM.

Approved and respectfully submitted by Rich Sonntag, President of the Daybreak South Station Townhome Owners Association.

  
\_\_\_\_\_  
Rich Sonntag, President

11/14/18  
Date

South Station Townhome Owners Association