

**DAYBREAK COMMUNITY ASSOCIATION  
OPEN BOARD OF DIRECTORS MEETING  
February 27, 2019**

The Open Board of Directors Meeting of the Daybreak Community Association was held February 27, 2019 at the Daybreak Community Center.

**Board of Directors present were:**

Rich Sonntag, President  
Tim Young, Secretary  
Rulon Dutson, Treasurer

**Management Company present were:**

Suzanne Gamvroulas, Community Manager  
Frankie Pettley, Office Manager

**Excused:**

Cameron Jackson, Assistant Secretary (Officer of the Association)  
Joe Mitchell, Resident Member (Board of Directors)

Quorum was established with three voting members present.

**Call to Order:**

Rich Sonntag called the meeting to order at 6:03 PM.

**Zero Harm Share:**

Discussion was held regarding staying off of the ice on Oquirrh Lake.

**Approval of Meeting Minutes:**

**Motion:** A motion was made by Rich Sonntag, seconded by Rulon Dutson and unanimously carried to approve the minutes from the November 7, 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 January, 2019.

**Motion:** A motion was made by Rich Sonntag, seconded by Tim Young and unanimously carried to adopt the unaudited monthly financial statements for January, 2019.

- ii. Review of the delinquency report.  
As of January 31, 2019 the accounts receivable total of accounts over 60 days delinquent is \$243,255.44 (3.19% delinquency rate). This is an increase of \$51,204.51 from December due to 1<sup>st</sup> quarter assessments. The number of delinquent owners is 298 (5.41%). Out of those who are delinquent, 91 (30.54%) belong to a sub-association; of those 36 (12.08%) belong to Townhome 1 with 11 at collections, 16 (5.37%) belong to Carriage Condo's with three at collection, one (0.34%) belong to Eastlake Condo's with none at collection, 14 (4.07%) belong to Northshore Townhomes with six at collection, five (1.68%) belong to Garden Park with two at collection, 13 (4.36%) belong to Soda Row with seven at collection, four (1.34%) belong to Creekside Townhomes with two at collection and one (.34%) belongs to Lake Village Condo's with none at collection. Of those delinquent, 38 (12.75%) have a balance due of \$100 or less.
- iii. Management recommended that two accounts be sent to the attorney for collections totaling \$1,436.00.

**Motion:** A motion was made by Tim Young, seconded by Rich Sonntag and unanimously carried to send two accounts to the attorney for collection totaling \$1,436.00.

Management Report – Suzanne Gamvroulas reported to the Board.

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

**Old Business:**

**Appoint DRC Member**

- i. The Design Review Committee recommended Leland Gray be appointed to the Committee for a two year term.

**Motion:** A motion was made by Rich Sonntag, seconded by Tim Young and unanimously carried to appoint Leland Gray to the Committee for a two year term.

**New Business:**

There was no new business to discuss.

**Open Forum:**

The residents in attendance addressed the Board with the following:

- i. Handicap Parking at the DCC
- ii. The need to clear snow from the trails
- iii. The Island trail system
- iv. Making builders responsible for the trash from construction sites
- v. Replacing the trail lights with less fragile fixtures
- vi. Drainage of the retention basins on Millerton Drive
- vii. The community smart phone app
- viii. Dead trees in Hillside Park

**Adjourn:**

**Motion:** There being no further business, a motion was made by Tim Young, seconded by Rulon Dutson and unanimously carried to adjourn at 7:15 PM.

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

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Rich Sonntag, President

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Date

5/29/19