

**DAYBREAK COMMUNITY ASSOCIATION
OPEN BOARD OF DIRECTORS MEETING
May 29, 2019**

The Open Board of Directors Meeting of the Daybreak Community Association was held May 29, 2019 at the Daybreak Community Center.

Board of Directors present were:

Rich Sonntag, President
Tim Young, Secretary
Rulon Dutson, Treasurer
Joe Mitchell, Resident Board Member
Cameron Jackson, Assistant Secretary (Officer of the Association)

Management Company present were:

Suzanne Gamvroulas, Community Manager
Frankie Pettley, Office Manager

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:

Sargent Sam Winkler addressed the group regarding South Jordan curfew, closing garage doors, not leaving belongings in vehicles, speed patrols on Mountain View Corridor, and any traffic or criminal concerns being directed to the Police Department rather than the HOA.

Approval of Meeting Minutes:

Motion: A motion was made by Tim Young, seconded by Rulon Dutson and unanimously carried to approve the minutes from the February 27, 2019, 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, 2019.

Motion: A motion was made by Rich Sonntag, seconded by Rulon Dutson and unanimously carried to adopt the unaudited monthly financial statements for April, 2019.

- ii. Review of the delinquency report.

As of April 30, 2019 the accounts receivable total of accounts over 60 days delinquent is \$224,153.02 (2.62% delinquency rate). This is an increase of \$40,776.11 from March due to second quarter assessments. The number of owners delinquent is 283 (5.00%). Out of those who are delinquent, 70 (24.73%) belong to a sub-association; of those 28 (9.89%) belong to Townhome 1 with 13 at collections, 17 (6.01%) belong to Carriage Condo's with two at collection, one (0.35%) belong to Eastlake Condo's with no accounts at collection, 15 (5.30%) belong to Northshore Townhomes with five at collection, five (1.77%) belong to Garden Park with one at collection, three (1.06%) belong to Soda Row with two at collection, and one (0.35%) belong to Creekside Townhomes with no accounts at collection. Lake Village Condo, Highland Park Townhomes, and South Station Townhomes do not have any delinquent accounts. Of those delinquent, 29 (10.25%) have a balance due of \$100 or less.

- iii. Management recommended that two accounts be sent to the attorney for collections totaling \$1,791.50 and two accounts totaling \$3,711.24 be written off to bad debt due to foreclosure.

Motion: A motion was made by Rich Sonntag, seconded by Tim Young and unanimously carried to send two accounts to the attorney for collection totaling \$1,791.50 and write off two accounts to bad debt totaling \$3,711.24

Management Report – Suzanne Gamvroulas reported to the Board.

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

Old Business:

There was no old business to discuss.

New Business:

Common Area Advisory Committee Charter

- i. Discussion was held regarding the charter for the Common Area Advisory Committee.

The charter will be amended to have no more than seven members rather than five.

Motion: A motion was made by Rich Sonntag, seconded by Tim Young and unanimously carried to adopt the Common Area Advisory Committee Charter as amended.

Common Area Transfer

- i. Discussion was held regarding the transfer of Oquirrh Lake to the Association.

Motion: A motion was made by Rich Sonntag, seconded by Tim Young and unanimously carried to approve the Oquirrh Lake Transfer Agreement.

Home Business Applications

- i. Discussion was held regarding three home business applications; Love & Light Reiki Healing owned by LoriAnn Brown, Daybreak Pet Services owned by Christo Gill, and Katorian In Zion Daycare owned by Francine Ingabire.

Motion: A motion was made by Rich Sonntag, seconded by Tim Young and unanimously carried to approve Love & Light Reiki Healing, Daybreak Pet Services, and table Katorian In Zion Daycare for more information.

Open Forum:

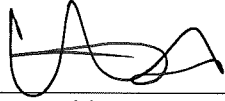
The residents in attendance addressed the Board with the following:

- i. Traffic in the east roundabout on 10400 south
- ii. South Jordan consulting Daybreak Communities regarding upcoming large development projects for the City
- iii. Street Parking
- iv. Disc Golf
- v. The layout of fitness equipment at the DCC
- vi. Vandalism to the private amenities on the island
- vii. Handicap Parking at the DCC
- viii. Rear door access at the DCC
- ix. Construction causing damage to alleyways
- x. Improperly installed lamp posts
- xi. Lights around Oquirrh Lake
- xii. Salt Lake County bug abatement at Oquirrh Lake

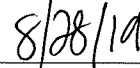
Adjourn:

Motion: There being no further business, a motion was made by Tim Young, seconded by Rulon Dutson and unanimously carried to adjourn at 8:08 PM.

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



Rich Sonntag, President



Date