



**DAYBREAK COMMUNITY ASSOCIATION
ANNUAL HOMEOWNERS MEETING
NOTES**

The Annual Meeting of the Daybreak Community Association was held November 15, 2017, at the Daybreak Community Center.

Board of Directors:

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

CCMC Management Team:

Suzanne Gamvroulas, Community Manager
Frankie Pettley, Office Manager
Tanner Gooch, Communications Manager
Tim Later, Operations Manager
Mary Chamberlain, Association Manager
Don Scott, Maintenance Supervisor
Curtis Clark, Recreation Facilities Manager
Mindy Konold, DRC/Covenants Coordinator
Victoria Anderson, DRC/Covenants Coordinator
Vanell Stoddard, DRC/Covenants Coordinator
Abby Frampton, Administrative Coordinator
Amber Smith, Receptionist/Administrative Coordinator

Call to Order

The Annual Meeting of the Daybreak Community Association was unofficially called to order at 6:14 PM by Ty McCutcheon, President.

Zero Harm Share

What should we be doing to make children & adolescents aware to stay off of the thin ice on Oquirrh Lake? More signage, advise them if you see them out there, send a message through the PTA at the schools.

Introduction of Board Members

Suzanne Gamvroulas introduced the members of the Board. Michael Czipka received an award for his 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 ongoing city projects including the projected completion of the construction on 11400 south by the District as November 2018 and the new 20 acre city park being built in the upper village of Daybreak.

Guest Speaker LiveDAYBREAK:

Ty McCutcheon introduced Dan Rodgerson, Director of the LiveDAYBREAK Community Council. Dan gave a brief background on why there is a community council and what they do then showed a video review of the 2017 events.

President's Message:

Daybreak continues to be a leading master planned community in not only Utah, but also the country. As we enter our 14th year, Daybreak remains not only the place you call home, but also a place people from all over the region come to see new and innovative ideas in community building and continues as one of the best-selling communities in Utah and 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

Daybreak has benefitted over the last year from a level of investment in infrastructure and amenities that is as great as any year since 2006. We also have had a change in leadership for the Daybreak Community Association. I want to recognize and thank Suzanne Gamvroulas, who has moved into the Community Manager role this past year and had done an exemplary job.

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, such as shaping the future of Oquirrh Lake, that we would not be able to if we were not proactively managing our finances.

Ty McCutcheon provided a brief update of the 2017 priorities that included:

1. Last year we announced the Association's plans to construct a pool amenity adjacent to the Daybreak Community Center. While it took longer than we hoped to complete design and commence construction, we have been able to approve a project larger than initially anticipated – including both a lap pool and kids wading pool, which you can see taking shape next door. We look forward to opening this new amenity for the 2018 summer season. Last year we also spoke of all the activity we anticipated in 2017 including the opening of the Upper Villages west of Mountain View Corridor and a pool amenity in that neighborhood. We are very excited about the opening of the Hub and our Bistro operator Biscott's. No doubt the pool and snack window will be very popular next summer. Over 50 homes have already been sold in Heights Park and our first residents moved in last month. An additional 250 lots have just completed for builders to begin sales and construction of homes. If you haven't been to the Hub, take a bike ride over there on the Loop and grab some lunch.
2. We also highlighted last year that conversations would continue around Oquirrh Lake. Many of you know, the budget and finance committee recommended the Daybreak Community Association identify funds in the Association budget to ensure a seat at the table as the eventual ownership and operations of the Lake is discussed with South Jordan City and the Master Developer. The recently adopted master Association budget gives the Association this opportunity and obviously will continue to be an area of focus in 2018.

Ty then gave a few highlights of what is to come in 2018

1. Continue to improve communication tools and the sharing of information. Our communications effort, led by Tanner Gooch, has improved significantly for both the Association and LiveDAYBREAK under Tanner's direction and we want to thank him for his leadership. Based on the feedback we received in the 2017 resident survey, the management team has identified several additional improvements that we will implement in the coming year to streamline your interactions with the Association on a number of fronts.
2. We will work with the growing number of Sub-Association in the community to increase the effectiveness of governance across all our organizations, by providing training opportunities to the various Boards and more

residents in Daybreak, and improving communications and collaboration by providing greater access to information through LiveDAYBREAK's community wide platform. Suzanne will speak in greater detail about these initiatives.

3. Advance discussions between South Jordan City, the Community Association and Master Developer around the long-term ownership, maintenance and programming of Oquirrh Lake and the associated park and trail network that surrounds the Lake, so that we all realize the full potential of this amazing community and regional amenity.
4. Electing our first voting resident Board member and completing our 5,000th home will be an exciting milestone in the history of our community. To that end, according to our governing documents, the Board is in the process of appointing a resident nominating committee that will put forward candidates to stand in the first election.

Before closing, Ty recognized your fellow homeowners that have volunteered to serve on one of our Boards, standing, or ad-hoc committees over the past year. Ty thanked these individuals for their service to the community and willingness to invest their time and talent in the betterment of Daybreak. Ty also thanked Resident Board Member Michael Czipka, for his two years of service on the Board. Normally Mike would be finishing his term tonight, and we would be appointing a new resident Board member to a two-year term. Given the coming election of a voting member, we have elected to have Mike continue in his current role until the election is held in the first half of 2018.

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 support and interest in the success of our community. We look forward to an exciting year ahead.

Manager's Report:

Suzanne Gamvroulas 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 Century Link Upgrade
2. The DCC Pool ground breaking
3. The Board Leadership Summit
4. DCC Improvements including the cardio equipment replacement and upgrades to the spin room
5. Parks and Open Space Improvements including tree replacements, the 114th round about landscaping, and the shrub and plant replacements in Founder's Park
6. Creation of the Nominating Committee

Suzanne then went on to highlight some of the projects that are planned for 2018, which include:

1. The DCC Pool Completion
2. Board Training Sessions
3. Reestablish The Common Area Review Committee
4. A Community Wide App for communications and resident engagement
5. The Election of the First Homeowner Board Member

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. Consideration of plowing the trails around the Lake
2. Extending the beginning and end of season hours for the pools
3. What is planned for the Harvest Sun parcel
4. Better rates from CenturyLink for upgraded services
5. The RV Lot maintenance line item in the budget
6. What is happening with the lot on Oquirrh Lake Road by the townhomes

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.