

**DAYBREAK COMMUNITY ASSOCIATION
OPEN BOARD OF DIRECTORS MEETING
August 29, 2018**

The Open Board of Directors Meeting of the Daybreak Community Association was held August 29, 2018 at the Daybreak Community Center.

Board of Directors present were:

Rich Sonntag, President
Cameron Jackson, Secretary
Rulon Dutson, Treasurer
Michael Czipka, Resident Member

Management Company present were:

Suzanne Gamvroulas, Community Manager
Frankie Pettley, Office Manager

Board of Directors excused were:

Joe Mitchell, Resident Member

Quorum was established with three voting members present.

Call to Order:

Rich Sonntag called the meeting to order at 6:00 PM.

Zero Harm Share:

Discussion was held regarding vehicle safety during the long Labor Day weekend.

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 May 30, 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 July, 2018.

Motion: A motion was made by Rulon Dutson, seconded by Rich Sonntag and unanimously carried to adopt the unaudited monthly financial statements for July, 2018.

- ii. Review of the delinquency report.

As of July 31, 2018 the accounts receivable total of accounts over 60 days delinquent is \$289,868.91 (3.08% delinquency rate). This is an increase of \$105,143.41 from June due to 3rd quarter assessments. The number of delinquent owners is 421 (8.12%). Out of those who are delinquent, 131 (31.12%) belong to a sub-association; of those 46 (10.93%) belong to Townhome 1 with 10 at collections, 23 (5.46%) belong to Carriage Condo's with six at collection, seven (1.66%) belong to Eastlake Condo's with none at collection, 18 (4.28%) belong to Northshore Townhomes with eight at collection, eight (1.90%) belong to Garden Park with two at collection, 22 (5.23%) belong to Soda Row with five at collection, six (1.43%) belong to Creekside Townhomes with two at collection and one (.24%) belongs to South Station Townhomes with none at collection. Of the 421 delinquent owners, 56 (13.30%) have a balance due of \$100 or less.

- iii. Management recommended that one account be sent to the attorney for collections totaling \$993.00 and one account be written off to bad debt totaling \$2,102.75.

Motion: A motion was made by Rulon Dutson, seconded by Cameron Jackson and unanimously carried to send one account to the attorney for collection totaling \$993.00 and write off one account to bad debt totaling 2,102.75.

Management Report – Suzanne Gamvroulas reported to the Board.

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

Nominating Committee Update – *Suzanne Gamvroulas reported to the Board.*

- i. Discussion was held regarding the Nominating Committee.

Old Business:

There was no old business to discuss

New Business:

Amended Affidavit of Occupancy, Exhibit A

- i. Discussion was held regarding amending the Affidavit of Occupancy, Exhibit A.

Motion: A motion was made by Rulon Dutson, seconded by Cameron Jackson and unanimously carried to adopt the amended Affidavit of Occupancy, Exhibit A.

2019 Landscape Contracts

- i. Discussion was held regarding awarding the 2019 landscape contracts.

Motion: A motion was made by Rich Sonntag, Seconded by Rulon Dutson and unanimously carried to award the parks and open spaces contract to Aeroscape for a three year contract, award the paseo and green court contract to Elite Grounds for a three year contract, award the Garden Park Master areas to Landscape Management for a three year contract, and table awarding the median and park strips contract for further information from the contractors.

2017 Audit

- i. Discussion was held regarding the 2017 audit.

Motion: A motion was made by Rulon Dutson, Seconded by Cameron Jackson and unanimously carried to adopt the 2017 audit as submitted.

Common Area Turnovers

- i. Discussion was held regarding turning over the following common areas to the Association.
 - a. A6, Parcel #2718351003, Isla Daybreak Road Bridge Landscape Parcel
 - b. 10E P111 5167 W South Jordan Parkway Parcel 2613258003
 - c. 10E P112 5149 W South Jordan Parkway Parcel 2613258006
 - d. 10E P113 5131 W South Jordan Parkway Parcel 2613258009
 - e. 10E P114 5111 W South Jordan Parkway Parcel 2613258012
 - f. 10E P115 5093 W South Jordan Parkway Parcel 2613258015
 - g. 10E P116 5077 W South Jordan Parkway Parcel 2613258018
 - h. Plat 5 P117 10577 S Stavanger Parcel 2613160006
 - i. P118 10572 S Pipestone Way Parcel 2613161004

Motion: A motion was made by Rich Sonntag, seconded by Rulon Dutson and unanimously carried to accept turnover of the common areas described above.

Initial Rules – Update

Discussion was tabled regarding the Initial Rules pending further discussion of the Board of Directors.

Open Forum:

The residents in attendance addressed the Board with the following:

- i. Homes needing adequate parking space in the garage
- ii. Linear Park across from Garden Park
- iii. Parking at Linear Park
- iv. Pet waste stations at Linear Park
- v. The retention basins in Linear Park
- vi. The Frisbee Golf course in Linear Park
- vii. The new Dog Park fence

Adjourn:

Motion: There being no further business, a motion was made by Rulon Dutson, seconded by Cameron Jackson and unanimously carried to adjourn at 7:03 PM.

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



Rich Sonntag, President



Date