

# Stone Cliff Owners Association

## ANNUAL MEETING

March 3, 2016

### NOTES

#### **Call to Order and Welcome**

The 2016 Annual Meeting of the members of the Stone Cliff Owners Association was held Thursday, March 3, 2016 at 6:00 p.m. at the Stone Cliff Clubhouse in St. George, Utah. Ray Ganowsky, president of the Association, welcomed everyone and called the meeting to order.

#### **Introductions and Roll Call**

After roll was taken, it was determined that a quorum was not present and this would be an informational meeting only. A majority of the votes are needed for a quorum and only 26 percent were represented in person or by proxy.

#### **President's/ARC Report**

President Ray Ganowsky reported that he negotiated with the City regarding payment for a main water line break in the road so that they contributed to the cost to fix that road. The security system in the guard house was upgraded last year. A big project for 2016 is the necessity of a maintenance building. The developer has finished prepping the lot that was set aside for the building. Plans are now being pursued and then bids for the project will be sought. Owner and builder Dave Jenson has offered to help oversee the project. Ray noted that owners will be notified when the Board is voting on the building so they can provide feedback.

Ray is also president of the Architectural Review Committee and reported that 20 homes were started last year and 10 additions or changes to existing homes were approved as well.

#### **Grounds/Security Report**

Jay Davis, Board member over grounds and security, reviewed projects completed in 2015 including painting the entry gates, the new cameras and DVRs at the guard house, remodeling the guard house, new uniforms for the guards and maintenance crew, road and drainage issues addressed, replacement of trees and shrubs, and upgrading the pickleball and tennis courts. Lighting at the pickleball courts was discussed. Jay also reported that the maintenance crew is fully staffed and Mike Nerdin is now over security as well as maintenance. The previous security supervisor resigned and there is a new supervisor in place now. The maintenance building was discussed in length.

#### **Treasurer's Report**

Treasurer Todd Clement presented the 2015 Treasurer's Report, which included a written report and financial information. Todd reviewed the report and schedules. A \$23 per month dues increase was included in the budget for 2016. After lengthy discussion on the reasoning behind the increase, including funding the reserve account and the maintenance building, the Board committed to review possibly postponing the increase until more information was gathered about the maintenance building. It was noted the Board is seeking help from the developer on putting a master plan in place.

### **HOA Website**

Owner David Brager, who also works for the developer, presented information on the updated HOA website, still at [www.stonecliffhoa.com](http://www.stonecliffhoa.com). This is a communication channel for owners. KH Traveller Development is paid for the design of the website and will also cover the hosting costs. Along with the new website is a campaign the Board approved called "Stone Cliff 2.0: Making the best even better." Owners are encouraged to submit their ideas on the website. David also noted that there were 31,000 visitors to Stone Cliff for the Parade of Homes.

### **Roads**

Monty Magleby of Holbrook Asphalt presented information on the Association's largest asset, the roads. He said the Board and F1 Property Management received a lot of education prior to sealing 84% of the roads in 2014. Holbrook Asphalt recently reviewed the roads and found no new issues. A small area will be resealed in 2016. Reconstructing Cobalt Drive is anticipated for 2017 or 2018.

### **Election**

One Board position was open for election as Ray Ganowsky's term expired. Nominations were made by a nominating committee with Ray Ganowsky and Ann Smith being nominated. Because a quorum was not present, the vote could not take place and a mail-in ballot will be sent out to officially vote. Todd Clement and Hyrum Smith have one year left on their terms and Jay Davis and Kay Traveller have two years left on their terms.

### **Homeowner Comments / Questions**

It was suggested that a vote to decrease the quorum requirement be voted on by the members. An owner suggested increasing the number of Board members.

Vernon and Annette Griffeth were thanked for providing the refreshments and for their service as the chairmen for the social committee. Owners were encouraged to volunteer on the social committee.

With no further discussion items, the meeting ended at 8:00 p.m.