

Stone Cliff Owners Association

ANNUAL MEETING

April 20, 2017

MINUTES

Call to Order and Welcome

The reconvened 2017 Annual Meeting of the members of the Stone Cliff Owners Association was held Thursday, April 20, 2017 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. A quorum for this meeting are those present; 63 percent of the owners were represented in person or by proxy.

Business

Treasurer Todd Clement reviewed the key points of the 2016 Treasurer's Report, specifically noting that \$280,000 was transferred to the reserve account last year as well as \$1,782 in interest, leaving a total of \$796,105 at year end. The reserve study suggests \$14,000 per month be transferred to the reserve account.

Increase in Board Members

A vote was held by secret ballot for an increase in the number of board members from five to seven. Insufficient votes were received to increase the size of the Board with 150 for and 88 against; 191 of the 382 lots needed to approve for this to pass. This Bylaw section was discussed with the HOA attorney, who was present.

Board Election

Two Board positions were open for election as Todd Clement's and Hyrum Smith's terms expired. There were six nominees for these two positions and a vote was held by secret ballot. Todd Clement and Karleen Maughan were elected for three year terms. Jay Davis and Kay Traveller have one year left on their terms and Ray Ganowsky has two years left on his term.

Homeowner Comments / Questions

During open forum, owner Mike Thomas moved, it was seconded, and approved by a majority of those present to direct the board to immediately establish a committee of at least eight volunteer homeowners to study and report in writing to all homeowners and the board of directors before June 1, 2017: (a) concerning the need for a maintenance or other facility, (b) making recommendations for the location of such a building or facility and its characteristics. Committee meetings will be open to all homeowners. The committee is not authorized to enter into any binding contracts. The committee is authorized to call a special meeting of the homeowners to present its recommendations and to permit the homeowners to act upon these. The board will take this under advisement.

Owner Everett Goodwin moved, it was seconded, and approved by a majority of those present to direct the board to establish immediately a special long range planning committee for the specific purpose of developing a five-year facility needs plan for the Stone Cliff Owners Association. The board will take this under advisement.

It was noted and agreed that the board sets committees and the board, if they implement these committees, should decide the details.

In other owner comments it was noted the board should move forward with the maintenance building, the board is doing a good job, another HOA pool is needed, the grounds are well kept and supervisor Mike Nerdin does a fantastic job, the developer is currently not planning to go in to the annexable area, there are deferred lots, there is a need for a master plan, non-voting owners need to participate, expanding the gym would be useful, there has been and still could be improvement in security, there are pros and cons to committees, and the board feels they are transparent. The reserve study was discussed several times.

With no further business, those present were thanked for their attendance and the meeting was adjourned at 7:30 p.m.