

Stone Cliff Owners Association ANNUAL MEETING

March 12, 2022

MINUTES

Call to Order and Welcome

The 2022 Annual Meeting of the members of the Stone Cliff Owners Association was held Saturday, March 12, 2022 at 10:00 a.m. at the Hilton Garden Inn in St. George, Utah. President Todd Clement welcomed everyone and called the meeting to order. A quorum for this meeting is those present; for informational purposes only - 48 owners signed in and 61 ballots were counted. Todd thanked the Board and committee members for their service and reviewed the purpose of the meeting.

Business

Secretary Carolyn Jentzer asked for a motion to waive the reading of the 2021 Annual Meeting minutes which was so moved, seconded, and approved. It was then moved, seconded, and approved with no opposition to approve the 2021 Annual Meeting minutes.

Mik'L Wells of F1 Property Management noted there were two board terms open for vote with the terms of LaDel Laub and Carolyn Jentzer expiring at this meeting. Kason Traveller and Jennifer Poulson have two years remaining on their terms, and Todd Clement, Larry Hampshire, and Jay Davis have one year remaining on their terms. The nominees were LaDel Laub and Carolyn Jentzer, and Mik'L explained how to submit the secret ballot. Staff from F1 Property Management and owners Ron Tanner and Steve Sheffield were thanked for tallying the votes.

Reports

President Todd Clement noted there are now 445 recorded lots in Stone Cliff. Approximately 357 of those are completed homes, 80 are sold lots, and 8 are developer-owned lots. Todd reviewed past achievements including the increase of the insurance umbrella to \$10 million, the implementation of a long term stormwater maintenance plan with the city, approval and ongoing implementation efforts for the two construction projects underway which included a successful assessment vote with 77% of all lot owners participating, and the front entrance renovation. Todd noted the pool, clubhouse facilities, and landscape facility have been designated as construction sites and will remain closed until construction is complete to keep a safe environment for all. Larry Hampshire was thanked for his chairmanship of the Development Plan and Implementation Committees. Carolyn Jentzer was thanked for her contribution to the monthly newsletter with the Board Bulletin. Social Committee Chair Jackie Osborne was thanked as well for her time and talents. Brian Lowe and the Vehicle Speed Control Committee were thanked. Three radar signs have been installed and three more have been ordered. The results from the radar are recorded and analyzed. The signage has shown and demonstrated that individuals driving on Stone Cliff roads have adjusted their driving habits with just 1% driving significantly fast versus the other 99% of drivers making the necessary speed adjustments when prompted by the signage. New Architectural Review Committee member Mike Vincent was recognized. The employees, all the committee members, the Board, and all members were thanked.

Treasurer LaDel Laub reviewed the Treasurer's Report, which was previously sent to all owners. The total assets at year end 2021 were \$2,383,008 with \$1,025,276 of that in the reserve account and \$1,115,702 in the new asset reserve account. LaDel reviewed a summary of the operating statement,

budget, and variances, reserve account expenses for 2022, and a reserve account forecast. LaDel noted that some owners would like to see a full audit done this year so the Board has budgeted for this. Labor inflation resulted in two increases in employee wages over the last year. The wages are now up to market for both the security and grounds crew. More reserve funds will be spent this year than in the past several years. Much of this is due to work to be done ahead of schedule on the pool area while it is closed. The reserve account will be monitored, and a minor dues increase will be considered if needed after the construction phase is complete. Owners present made comments for and against an audit.

The Implementation Committee reviewed several items with regard to their duties. Brian Lowe noted that they held a raffle for the gym equipment and explained that the existing pool restrooms will be remodeled due to a drainage issue. The new bathrooms will comply with ADA standards. The remodel was scheduled in the next two years but will be done while the facilities are closed. Larry Hampshire reported for Jim Wojciehowski about permit and impact fees. The committee was able to reclassify the landscape facility from commercial to industrial and save about \$15,000 in fees. The clubhouse was redesigned from a 1 ½ water feed line to a 1-inch line to save about \$63,000 in impact fees. The impact fees are still high at about \$100,000. Dick Harper reviewed the goal of the committee to interface with the construction elements and communicate with the owners. They hold a lot of meetings and report to the Board. The committee will hold another town hall meeting at F1 Property Management on March 24 to answer questions. Dick also reviewed information about the bocci ball courts. Larry Hampshire reported that the dehumidification system failed in the pool area and they found the current system was not installed and working properly. The Board will look at redoing this entire system, which was scheduled to be replaced in the next few years, while the facilities are closed. The new system would lower the gas bills and be much more efficient. Dick and Larry noted that owners stepped forward with valuable information to help with the bocci ball courts and dehumidification system.

Owners thanked the Implementation Committee, noted the town hall meeting previously held was informative, received confirmation that the plastic flaps at the pool will be removed, asked about the fees and permits for the new facilities, noted that cash management is critical going forward, were thanked for their patience during the closure of the facilities, received confirmation that the new pool showers will be larger, and were told that a timeline for completion is not known with the material delivery time for the new facilities being the main indefinite factor.

Voting Results

When the ballots were all submitted, the voting was closed, 61 ballots were counted, and Secretary Carolyn Jentzer certified the election results, Mik'L Wells of F1 announced that LaDel Laub and Carolyn Jentzer were elected for three-year terms.

Homeowner Comments / Questions

During open discussion two owners made suggestions for the website, Kason Traveller confirmed the preliminary plats for phases 18 and 19 were approved by the City, asked about liability for the hill above 1450 South, and asked about the second exit. Multiple owners would like to see better signage coming west on 1450 South to the entrance. An owner suggested allocating some RV parking at the clubhouse. The Board was thanked for all they do. Attorney Isaac James of Richards Law was recognized.

Adjournment

With no further business, those present were thanked for their attendance and the meeting was adjourned at 11:40 a.m.