

Stone Cliff Owners Association ANNUAL MEETING

February 20, 2010

MINUTES

Call to Order and Welcome

The 2010 Annual Meeting of the members of the Stone Cliff Owners Association was held February 20, 2010 at 9:00 a.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

The Board members were introduced, as well as the Association's attorney, John Richards of Richards, Kimble, and Winn, and the Association's property manager, Mik'L Behunin of F1 Property Management. Roll was taken as each of the members present introduced themselves. After roll call it was determined that there were 200 lots represented in person or by proxy, which did embody a quorum.

Approval of Minutes

The 2009 Annual meeting minutes were approved as presented.

President's Report

President Ray Ganowsky gave a history and an update on the pool roof project. The insurance companies denied all claims since the problem happened over time rather than in one instance. He noted that the engineer and City have signed off on the roof. All common area was deeded to the Association in February 2009. The Board was applauded for their efforts regarding the pool roof.

The new security system and gates were discussed. A majority of those present wanted the newly installed speed bump at the entrance gate removed. It was suggested that the fifteen mile-per-hour sign be reduced. A question was brought up of how many exits are required in the community when the construction entrance was discussed; this will be researched. It was suggested that contractors be required to pay to use the construction entrance, while others noted that all existing homeowners have been able to have their home built without such a fee. Opinions differed as to whether security should be reduced or increased.

Ray noted that the Rules and Regulations have been updated and they are posted to the website for owners to review and comment on prior to being approved at the March Board meeting. Ray thanked those that attend the monthly Board meetings and noted that those meetings are held on the third Thursday at 8:00 a.m. at the clubhouse.

Treasurer's Report

Treasurer John Anderson presented the 2009 Treasurer's Report, which included a written report and financial information. The report was previously sent to all owners. John reviewed the report and information and answered several questions regarding the items included. John also

noted that inspections are performed at least monthly and violation notices and fines are sent out accordingly. John stated that the Association has been having problems with rental properties. Security was discussed in length as well as the maintenance duties. John noted that the Board can and has decided to increase the monthly dues by ten percent.

Discussion and Voting:

Special Assessment

A special assessment for \$500 to cover several items and replenish the reserve account was discussed and voted upon. Discussion was held regarding the value and use of the pool; the cost to repair and re-plaster the pool area was a large factor of the special assessment. Owners suggested the assessment be allowed to be paid in installments over time, while others felt that the Board should cut expenses and keep a lower reserve amount. **After tallying the votes made by secret ballot, the \$500 special assessment was approved.*

Rental Amendment

An amendment to the CC&Rs restricting leases to be at least six months in length was discussed and voted upon. **After tallying the votes made by secret ballot, the amendment failed to pass.*

Election

One Board position was open for election as Ray Ganowsky's position expired. Nominations were made by a nominating committee with Ray Ganowsky as the nominee. No additional nominations were made from the floor. **After tallying the votes made by secret ballot, Ray Ganowsky was re-elected to the Board of Directors. His term of three years will expire at the Annual Meeting in 2013. He joins existing Directors John Anderson (2011), Jay Davis (2012), and Kay Traveller and Lon Henderson (appointed by the Declarant).*

Adjournment

With no further business everyone was thanked for their attendance and the meeting was adjourned at 11:30 a.m.