

# Stone Cliff Owners Association ANNUAL MEETING

February 19, 2011

## MINUTES

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

The 2011 Annual Meeting of the members of the Stone Cliff Owners Association was held Saturday, February 19, 2011 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. It was determined that a quorum was present as there were 210 lots represented in person or by proxy.

### **Approval of Minutes**

The 2010 Annual meeting minutes were approved as presented after approval to waive the reading of the minutes.

### **President's Report**

President Ray Ganowsky reported on the year. He first stated that he feels Stone Cliff is the premier community in St. George and the Board is here to serve the members. He apologized to Kay Traveller that his receivables were listed as a separate line item in the financial report. Ray explained that it had been a catch up year for maintenance and discussed the agenda items and his thoughts. As its chair, Ray also gave a report on the Architectural Review Committee.

### **Grounds/Security Report**

Jay Davis, Board member over grounds and security, discussed several items completed in 2010, including the pool roof, pool re-plastering and lighting, fencing around the hot tub, repair of drainage issue in phase one, new entry sign by the waterfall, pool chairs and tables, selling the trailer, repairing the tennis courts, fixing the water feature pumps in Hidden canyon, addition of the construction gate, new Security procedures, the clubhouse lot, and the guard house changes. Approximately \$250,000 was spent on these items. The main focus in 2011 will be road maintenance. A discussion was held on the pool roof and the insurance.

### **Treasurer's Report**

Treasurer John Anderson presented the 2010 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. He noted that reserve account is at \$313,464 and a reserve analysis will be completed this year. John discussed collections and noted \$78,000 was written off in the last few years. Currently three accounts total \$31,000 in receivables and all are in the legal process. Discussion ensued regarding attorney's fees with collection matters, the Traveller/Stone Cliff fees owing, and

information requested regarding bids not used in reference to the September ARC minutes. The Treasurer's Report, including the 2011 budget, were approved as presented.

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

Ceciley Bachnik-Lowe reported for the Grounds/Security Committee, which is comprised of four members. She noted the committee was instrumental in the iron fence around the hot tub and the decorative panels on the bridge walkway in the pool. Ceciley recognized Bill Austin for his work on the owner message board. Ceciley was applauded for her efforts with the feral cats.

### **Discussion and Voting:**

#### **Fractional Ownership Amendment**

Attorney John Richards explained the fractional ownership amendment, which limits ownership of multiple owners using the homes on a rotating basis. The reason behind the amendment is to eliminate "party" houses and weekend rentals. Questions were addressed and it was decided that if the amendment passes, the Board will pass a resolution clarifying the amendment. *\*After tallying the votes made by secret ballot, the fractional ownership amendment passed.*

#### **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 rental amendment passed.*

#### **Expansion of Board of Directors**

A group of owners proposed an increase from five board members to seven. The current Board felt it was not necessary as things are running well and it is already difficult to get five members together. Owner Dick Harper spoke for the group of owners and noted that they felt the membership should have a larger vote on the Board in regards to the number of owners versus the number of developer appointees. *\*After tallying the votes made by secret ballot, the increase in the number of Board members failed to pass.*

### **Election**

One Board position was open for election as John Anderson's term expired. Nominations were made by a nominating committee with three nominees presented. No additional nominations were made from the floor. *\*After tallying the votes made by secret ballot, Todd Clement was elected to the Board of Directors. His term of three years will expire at the Annual Meeting in 2014. He joins existing Directors Jay Davis (2012), Ray Ganowsky (2013) and Kay Traveller and Lon Henderson (appointed by the Declarant).*

### **Homeowner Comments / Questions**

Discussions were held on the pool closing at 11:00 p.m., historic issues, architectural violation concerns, and the clubhouse lot. The Board was thanked for their service.

### **Adjournment**

With no further business everyone was thanked for their attendance and the meeting was adjourned at 10:50 a.m.