

**SKY HI RETREAT PROPERTY OWNERS ASSOCIATION**  
**ANNUAL MEETING MINUTES**  
Sky Hi Domestic Water Co. Pump House  
**August 6, 2016**

POA President Ron Shaw called the meeting to order at 10:45 am and led the Pledge of Allegiance.

Board members present were Ron Shaw, Bill Lucas, Bill Jordan, Terry Patrick, Karen Johnson and Greg Scandrett.

**Approval of 2015 Meeting Minutes** –The contents of the 2015 annual meeting minutes were displayed for the attendees. It was moved, seconded, and approved to accept the minutes as written.

**Election of Directors (Board Members)**

Tom Renshaw resigned his position earlier this year. Feliz Douglas has completed her term on the board. Nominations were received to fill two positions. Adam Staley and Jim Polston volunteered to serve on the board.

It was moved and seconded that nominations be closed and these two nominees be elected to the board. Motion passed. With these changes, the POA board consists of the following:

Name	Office	Term expires
Ron Shaw	President	2019
Bill Lucas	Vice President	2018
Terry Patrick	Treasurer	2018
Karen Johnson	Secretary	2019
Bill Jordan		2019
Joe Little		2018
Greg Scandrett		2019
Adam Staley		2019
Jim Polston		2019

**Treasurer's Report** – Terry Patrick provided the Treasurer's report as follows:  
Cash and Bank Accounts as of June 30, 2016:

POA CD	3,847.19
POA Checking Account	1,994.06
<u>POA Savings Account</u>	<u>1,617.61</u>
Total	\$7,458.86

It was moved, seconded, and approved to accept the Treasurer’s Report.

**Road Committee** –Ron provided an update on road/drainage issues. Bill Quimby, Area Navajo County road foreman, has committed to engage county leadership. We have acknowledgement from the county field crews that the work can be done WITHOUT easement permissions. The option being pursued is to implement a culvert upgrade at Skylane and Morgan wash to concrete Box Culverts to significantly reduce flooding issues.

**Membership** – Bill Lucas presented the membership metrics.

- 234 lots in Sky Hi Retreat
- 138 existing homes
- 62 POA members
- 45% participation of home owners

Membership has declined over the years. Options to expand membership were discussed with suggestions to call folks or put flyers on home owner’s doors. Another suggestion was to divide up the community and have volunteers canvas their area to promote POA membership. Greg Scandrett suggested using Survey Monkey or a similar service to solicit anonymous feedback about the Sky-Hi POA. POA communication has also been posted on NextDoor and the Sky-Hi Retreat website. Currently NextDoor Sky-Hi has about 62 members, so neighbors should encourage non-members to sign up.

**Social** – Ron Shaw reported that the July 4<sup>th</sup> picnic had a low turnout with only about 35 people in attendance. A suggestion was made to move it to Memorial Day next year to see if there would be increased participation. There was also a suggestion to have other activities such as an ice cream social later in the season.

**Spring Clean-up** –

Once again this year lots of green waste (2 – 40 yard dumpsters) was removed from Sky-Hi during the Spring Clean-up, on Memorial Day Weekend. The County pays for this trash collection, and it is therefore open to all Sky-Hi residents, but it is planned and coordinated by the POA and required an extensive effort (Thanks to Ron Shaw). Spot checks showed that most were following the guidelines for green waste only.

**Sky-Hi Water Board Update**

Bill Jordan provided the water board update. The Water Board is fully regulated by the government. If there are not enough members on the board and regulations are not

followed, the county would take over the Sky-Hi Water District and could sell off the business. This means rates could increase significantly and Sky-Hi residents would lose control of a critical asset of the community. Last year, the last dead leg in the water distribution loop throughout Sky-Hi was fixed. Dead legs were a concern because of the bacterial build up in those areas. Bill stated that water is tested monthly and an annual quality report is provided by the water board.

**Fall Dumpster** – will be at the pump house over the Labor Day weekend (Sep 3<sup>rd</sup> - 4<sup>th</sup>). This clean-up is paid for by the POA and open to POA members only. **No hazardous materials are allowed and no refrigerators.** A suggestion was made to post a sign telling residents where to take hazardous materials. The cost for one 40 yd dumpster is \$500. Cost of the fall dumpster should be posted along with a box to take donations to defray the cost.

### **Minor Change to By Laws**

The last time changes were made to the By Laws, there was an amendment that reduced the Board of Directors minimum requirement from 9 to 7. Due to an oversight at the time, the minimum requirement for a quorum was not reduced. It should have been reduced from 5 to 4 members present. It was moved, seconded, and approved to reduce the requirement for a quorum.

**Fences** –Ron Shaw reported on fence maintenance issues. **Nine sections were repaired this summer totaling approx 2,000 feet.** Mark Johnson helped Ron with one repair session and Bill Lucas helped Ron with another repair session. **More Help is Needed.** The POA board requested that a committee of five able volunteers be formed to help with fence maintenance. **A couple of the team members should be full time residents to help with repairs that may be needed during the Fall/Winter season.** The USFS provides materials for the fence, but they do not monitor the fence for breaks, nor do they fix the fence. It is actually the responsibility of each homeowner to repair the fence, but Ron and, if he is lucky, a few volunteers have worked to survey and fix the fencing sections that are down, damaged, or in need of support. The plan, going forward, is to store the fence repair material in the pump house so that it is available to the team for any needed repairs.

### **Guest Speakers:**

Steve Williams - District 4 Navajo County ([steve.williams@navajocountyaz.gov](mailto:steve.williams@navajocountyaz.gov))

Glen Kephart - Navajo County Public Works Director([Glenn.Kephart@navajocountyaz.gov](mailto:Glenn.Kephart@navajocountyaz.gov))

Steve discussed a county wide survey being performed regarding internet service and will try to get Sky-Hi residents included in the survey. The results are to be presented to private internet companies to show them areas that may need improvement.

Gun shooting at the nearby cinderpit - The shooting is occurring on NFS land and not county land, so it is subject to NFS rules and control.

Dust issues on Sky-Hi roads – Paving would require a special assessment on property owners of \$9K to \$10K per owner. Chip sealing is another option that could be considered. We would need to have a request put in to the county to get on a schedule and be included in the budget sometime in the future, as funds are available. This would not even be considered until after the drainage culverts are completed.

Drainage issues in Sky-Hi were discussed. Glen will review previous flood control studies for our area. Flood control funds are paid for by owner property taxes.

Bill Lucas will follow up with Steve Williams on the 1<sup>st</sup> Monday of each month to get updates which he will then communicate to Sky-Hi residents.

**Special Thank You / Appreciation**

- Brian Uren for using your personal tractor to spread and grade cinders at the Sky Hi Pump House lot
- Joanna Tackman (Bill Jordan's Daughter) for donating the refrigerator in the Pump House to the POA
- Wendy Pellegrini for donating the Range/Stove in the Pump House to the POA
- Ron Shaw for repairing 2,000 feet of barbed wire fencing around Sky Hi Retreat; with a little help from Mark Johnson and Bill Lucas

The meeting was adjourned at 12:10 am.

Respectfully submitted,  
Karen Johnson  
Secretary