

SKY HARBOR PROPERTY OWNERS ASSOCIATION MEETING
SATURDAY, AUGUST 1, 2009

The annual meeting of the Sky Harbor Property Owner's Association was held in the club house on August 1, 2009. The meeting was called to order by John Padgett. The minutes of the August 1, 2009 Board meeting were read by Donna Chismar. A motion was made to accept the minutes as read by Marion Kincheloe and second by Steve Akers.

John Cameron presented the financial report. A motion was made by Keith Flannery to accept the financial report and second by Dr. Robert Chambliss.

The road report was given by Marion Kincheloe. The cost of mowing along the roadway and the constant trash pick up along these roadways up was discussed. A suggestion was made that we place "No Littering" signs at the entrance to Sky Harbor. A suggestion was made by a property owner that all property owners should take care of the roadway in front of their property. Everyone agreed that this would be ideal but very difficult to enforce.

Two pages of needed road work were passed out to all attendees. Page 1 is road work that will be done within the next 3 months. Page 2 is the proposed work needed to be done when monies become available within the next year. These are attached at the end of the minutes. There are 34 miles of roads that need taken care of within our community and this continues to be a big expense. A motion to accept the road report was made by Donna Chismar and second by Steve Akers.

Raising the dues in Sky Harbor was suggested but due to the Restrictive Covenants we are only permitted to raise them 4% per year. Also, with the economy being in such bad shape, it may not be a good idea to raise additional monies from the homeowner's at this time.

NEW BUSINESS

A slate of officers was presented. Nominations were also made from the floor. Mary Jo Beard was added to the ballot. No additional nominations were made. Board Members will be posted on the website.

John Padgett made a motion to adjourn the meeting. It was seconded by John Cameron.

Respectfully submitted,

Donna Chismar, Secretary

A short meeting was held by the Board Members following the annual meeting for election of officers. They are as follows:

CHAIRMAN: John Padgett

VICE CHAIRMAN: Steve Akers

TREASURER: John Cameron

ASST. TREASURER: Jim Hale

SECRETARY: Donna Chismar

ROAD CHAIRMAN: Marion Kincheloe

OTHER MEMBERS:

Rick Davis

Dick Meyers

Larry Buckner

Roy Switzer

Darrell Sperry

Dr. Robert Chambliss

Junior Webb

Roy Chismar

Mary Jo Beard

SKY HARBOR PROPERTY OWNER'S BOARD MEETING
August 1, 2009

BOARD MEMBERS PRESENT: Donna Chismar, John Padgett, John Cameron, Marion Kincheloe, Steven Akers, Junior Webb, Keith Flannery, Dick Meyers, Robert Chambliss,

BOARD MEMBERS ABSENT: Roy Switzer, Jim Hale, Rick Davis, Larry Buckner, Greg Bullock

The quarterly Sky Harbor Board meeting was held Saturday, August 01, 2009, at the Four Seasons Hotel.

The minutes were read by Donna Chismar and accepted by a motion from John Padgett and second by John Cameron.

The financial report was presented by John Cameron. Estimated expenses for the upcoming year were also done at this time. The following items were discussed pertaining to the expenses:

1. Delinquent dues – there is a collection agency working on collecting these funds. Also, it is reported that liens have been placed on delinquent dues payer's property. The delinquent dues will be collected when the property is sold.
2. Signs – there are 2 street signs that are missing and need replaced. This will be done by the sign committee.
3. Club House Rental – Bear Camp Rentals handles the rental. Rental income for the past year was 16,737.42. Expenses were 9,149.30. Net Income 7,846.79.

Steve Akers approved the financial report and was second by Junior Webb.

The Road Report was read by Marion Kincheloe. He stated that \$114,285.41 was spent on maintaining and paving the roads last year. The goal of the Road Committee is to maintain the roads and do additional paving for the coming year. Road report spending for the next 3 months is \$64,260. The proposed estimate for the entire year is \$110,000. A motion was made by Steve Akers to accept the \$64,260 for paving in the next 3 months. The balance of the proposed expenditures will be allocated when the money is available upon approval by the Executive Committee. Keith Flannery seconds the motion.

All approved.

NEW BUSINESS:

Marion Kincheloe stated that there is a leak in the clubhouse roof and recommended that a new floor be put into the large room of the clubhouse. It was proposed by John Padgett

to get and estimate on the roof and floor and present it to the Executive Committee. It was second by John Cameron. All approved.

Steve Akers reported that he does not have all the information on the addition of a pool to the Sky Harbor area. He will continue to work on this with Rick Davis.

Keith Flannery requested that the cable information be posted on the website. This will be done.

Donna Chismar requested a copy of the By-laws and Restricted Covenants so that she can post them on the web site. A copy will be made available and they will be posted as soon as possible.

John Cameron made a motion to pay an additional \$20,000 on the principal of our loan. Dr. Robert Chambliss second the motion. All approved.

Dr. Robert Chambliss suggested that a manager be hired for the Sky Harbor Property Owner's Association. He stated that with 700 cabins in the area, a manager would help coordinate and insure that projects would be done on a timely basis. He proposed that a committee be set up to investigate the cost and make recommendation for the duties of this person. A motion was made to investigate this further by Dr. Chambliss and second by Keith Flannery. The committee will be Marion Kincheloe, Keith Flannery, John Padgett and Dr. Robert Chambliss.

Many members have requested that a security gate be installed at the front entrance to Sky Harbor. This has been looked into in the past but becomes very complicated when there are so many rentals in the area. A system like this would be very difficult to maintain. Other options will be looked into.

Cabin rental signs or cabin name signs should not be close to the road because it is very difficult to mow around these. Signs need to be at least 5 feet from the edge of the road to allow for mowing and maintenance.

John Padgett made a motion for the meeting to be adjourned. Second by Donna Chismar.

Respectfully submitted,

Donna Chismar, Secretary
Sky Harbor Property Owner's Association

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