

Approved
Minutes of the Annual Meeting of Members
Sky Bryce Association, Inc.
November 10, 2018

The annual meeting of members of Sky Bryce Association, Inc. (SBA) was called to order on November 10, 2018 at 3:00 p.m. by President Malcolm Wilfong at the Orkney Springs Fire and Rescue Building located at 922 Orkney Grade, Basye, Virginia.

The President noted that there was a quorum represented to conduct business. There were approximately 36 members in attendance. President Wilfong welcomed all members to the annual meeting

Introduction of Members of SBA Board of Directors: President Wilfong introduced the Board of Directors: Vice President John Tauber, Secretary Pat Werner, Treasurer Linda Nelson, John Lavelle and Gary McDermott. Board Member Lynne Nouvel was absent.

Also, present were SBA Business Manager/Assistant Secretary Bonnie Henry and SBA Patrol Officer Eric Pults.

Introduction of Guests: President Wilfong introduced the following guests: Allen B. Warren, SBA's legal counsel from Chadwick, Washington, Moriarty, Elmore and Bunn, P.C., Jonny Rosch, SBA's auditor from PBMares, LLP, Rodney McClain and Patrick Felling from Stoney Creek Sanitary District, and Renee Sharman, President Board of Directors Bryce Resort.

Approval of Minutes of Annual Meeting of SBA held on November 11 2017: A draft of the minutes of the SBA Annual Meeting held on November 11, 2017 was included in the October, 2018 issue of the *Sky Bryce Beacon* that was mailed to all members. The draft was also made available to all members present. There were no items for discussion or corrections/additions. Moved by John Tauber and seconded by Pat Werner to approve the minutes as submitted. Motion passed.

President's Comments: President Wilfong thanked the SBA Administration, Patrol and Road Services' staff for all their efforts in providing service to the Sky Bryce members.

Stoney Creek Sanitary District Report: Rodney McClain, Past Director of Public Utilities for Stoney Creek Sanitary District introduced his replacement Patrick Felling. Mr. McClain has retired. Mr. Felling stated he will maintain the "open door" policy for customers of Stoney Creek Sanitary District as Rodney did.

Bryce Resort: Renee Sharman, President Bryce Resort Board of Directors, reported that the Shenandoah Events Center will be completed and opened in December, 2018. Bryce Resort does have events planned for Thanksgiving.

Annual Audit Report for FY 17-18: Jonny Rosch, auditor from PBMares, LLP, provided copies of the FY 17-18 audit to members present. Copy of the FY 17-18 audit to be made a part of the record. Mr. Rosch reported that it took 100 hours to perform SBA's audit. He noted that seventy (70) percent of SBA's expenses is for Patrol and Road Services. The income for FY 17-18 was \$76,00 over expenses. Mr. Rosch stated that SBA is financially sound.

Treasurer's Report: Treasurer Linda Nelson reported that the approved budget for FY 18-19 showed a 5.6% increase over the FY 17-18 approved budget. The increase for FY 18-19 included adding a 6th Road Services' employee, provided a 1.5% cost of living salary adjustment for all SBA employees and paying 100% of SBA's employees health insurance. The impact on the annual assessments for FY 18-19 was \$222 to \$234 for an unimproved lot and \$645 to \$681 for an improved lot.

Committee Reports:

Architectural & Environmental: Chairperson John Tauber noted that Shenandoah County Building and Zoning Department will not issue a final occupancy permit until all of SBA's requirements have been satisfied. Storm water management for new approved construction is being addressed more closely. Members were reminder that SBA Covenant 6.11 and SBA Rule #8 require prior approval for tree topping and removal.

Legal: Chairperson Pat Werner reported that SBA is still actively pursuing collection of delinquent accounts. Collection efforts for one year and two year past due accounts are being done by the SBA Administration staff.

Long Range Planning and Publications & Liaison: In the absence of Chairperson Lynne Nouvel, committee member John Tauber read her report. It was noted that the SBA's five year long range plan is being updated.

Patrol: Chairperson Gary McDermott reminder everyone to review the Six-Year Patrol Incident Report in the October 2018 *Sky Bryce Beacon*. He noted that the 52 miles of roads within Sky Bryce Subdivision are covered daily by four (4) officers; three (3) full-time and one (1) part-time.

Road Services: Chairperson John Tauber reported that SBA maintains the road and road sides within the subdivision. There are 52 miles of roads; 34 ½ miles tarred and chipped with 17 ½ miles gravel/dirt. Also, SBA maintains the 700 culverts across/under the roads. It is the responsibility of each owner to install their driveway culverts and keep them clear of leaves and debris.

Construction on the new salt storage shed, approved by the Board of Directors, has been started. Salt used for snow removal can now be purchased in bulk instead of by the bag.

Road maintenance, snow removal and household trash removal service provided once a week for homeowners is done by a road services' crew of six (6).

Question and Answer Period on Reports: No questions.

Election Results for Two Board of Directors: President Wilfong reported that Jeff Manning and Tom Wright were elected to serve three-year terms on the SBA Board of Directors. He also thanked the Nominations Committee and Election Tellers for their work.

New Business: None. The Board was thanked for getting Bryce Resort to post directorial signs to Lake Laura.

2019 Annual Meeting: The next annual meeting of SBA will be held on Saturday, November 9, 2019 at 3:00 p.m. Location to be determined.

Closing Remarks: President Wilfong thanked out-going Board members John Lavelle and John Tauber for their three years of service.

President Wilfong thanked everyone for attending the SBA annual meeting. The President noted that the SBA Board of Directors, with newly elected members, will meet after the annual meeting to elect officers and set the date for the next Board of Directors meeting.

Adjournment: Motion made by John Tauber and seconded by Pat Werner to adjourn the 2018 Annual Meeting of SBA members at 4:18 p.m. Motion approved.

Respectfully submitted,

Pat Werner, Secretary
Board of Directors
Sky Bryce Association, Inc.