

Approved
Board of Directors' Meeting
Sky Bryce Association, Inc. (SBA)
January 26, 2018

The monthly meeting of the Board of Directors of SBA was called to order at 9:10 a.m. by President Malcolm Wilfong at the Association's meeting room located at 7200 Supinlick Ridge Road, Basye, Virginia. Present were President Malcolm Wilfong, Vice President John Tauber, Secretary Pat Werner, Treasurer Linda Nelson and Board member Lynne Nouvel by conference phone. Board members absent were John Lavelle and Gary McDermott. Also, present were Bonnie Henry, SBA Business Manager/Assistant Secretary and Rodney McClain, Director of Public Utilities, Stoney Creek Sanitary District.

Approval of minutes of Board of Directors' meeting held on December 15, 2017: Motion made by John Tauber and seconded to approve the draft minutes, as submitted, of the Board of Directors' meeting held on December 15, 2017. Motion passed unanimously.

Approval of Agenda: Motion made by John Tauber and seconded to approve the agenda as submitted. Motion passed unanimously.

Presentation by Rodney McClain, Director of Public Utilities, Stoney Creek Sanitary District (SCSD): Mr. McClain gave a detailed presentation on the history and operations, past, present and future, of SCSD. Shenandoah County formed SCSD in 1986. 2800 lots/units are served by SCSD. Mr. McClain's presentation was very informative.

At 10:55 a.m., Mr. McClain left the meeting.

Treasurer's Report: Treasurer Linda Nelson presented the financial report as of December 31, 2017. Expenses are within the approved FY 17-18 budget. Financial report as of December 31, 2017 to be made a part of the record. Treasurer Nelson noted that she has met with our accountant, Jason Tate, and now has a better understanding of SBA's financials.

Business Manager's Report: Business Manager Bonnie Henry reported that two (2) Property Owners' Association Disclosure Packets have been prepared since the last Board meeting; two (2) pending.

The SBA Business Office will be doing the FY 17-18 collection letter to owners (home & lot) who are delinquent for the first time. In the past, this collection letter could have been prepared by our attorney.

The Business Manager reminded the Board that normally our attorney, Allen Warner, is present at the February Board of Directors meeting for an executive session. Suggestion made since our attorney will be present at the next meeting, this may be another opportunity to address collection efforts. Broad agreed.

Comments from Non-Board Members on Non-Agenda Items: None.

Committee Reports:

Architectural Committee: Chairman John Tauber gave the Architectural Report for November 3, 2017 to January 25, 2018; routine.

Budget & Personnel: It was noted that the dead line for approving the FY 18-19 budget is May 25, 2018.

Legal: No report.

Long Range Planning and Publication & Liaison: Chair Nouvell noted that she will be working on updating SBA's Long Range Plan that was approved on September 25, 2015 for the period July 1, 2014 to June 30, 2019.

Patrol: The Sky Bryce Patrol's written report for December 14, 2017 thru January 25, 2018 was presented and reviewed; routine.

Road Services: Chair Tauber reported that Road Services' employees are still cleaning out the 700 culverts and storm water ditch lines. In order to clean ditch lines, Road Services have to wait until Miss Utility marks the utilities line locations. Miss Utility has only one individual that marks underground utilities in Shenandoah and Rockingham counties which tends to delay Road Services efforts. The reason SBA requires Miss Utility to mark the ditch lines is due to the uncertainty of the depth at which the utilities were installed. Road Services does not wish to sever any phone, cable or electric lines.

Trash Service: There are still some homeowners that do not put all of their trash in secured plastic bags before putting the trash in containers for weekly pick up. If trash is loose in can or trash can container, Road Services will not pick up the loose trash.

Stoney Creek Sanitary District: No report.

Unfinished Business:

Outcome of offer made for the MacDonald property: Mr. Tauber reported that Mr. MacDonald strongly rejected SBA's offer of \$80,000 to purchase his 32.310 acres adjacent to SBA property. A discussion was held. Motion made that SBA made an offer to Mr. MacDonald to purchase 2 acres from him for \$11,000 and offer of \$120,000 for the 32.310 acres. Unanimously approved. Mr. Tauber will contact Mr. MacDonald by Registered Mail.

Mr. Tauber noted that if Mr. MacDonald rejects SBA's offers, we should contact George Failzmezer owner of the property located behind us and see if he would be willing to sale some acreage to SBA. Board agreed. Mr. Tauber will follow up on this issue.

Future Discussion on Efforts to Improve Delinquent Collections: Ongoing issue.

New Business:

Discussion on SBA providing snow/ice removal for Scott Road due to Bryce Resort's snow making operations: The SBA Roads Services Chair did meet with Tom Fugate, President of Bryce Resort's Board of Directors, to discuss SBA having to remove snow/ice from Scott Road on December 13, 2017 due to Bryce Resort's snow making operations. After a long discussion, Mr. Fugate stated that he understands that SBA is not responsible to remove Bryce Resort's "man-made snow/ice" from the roads. SBA removes "Mother Nature's made snow". Due to his conversation with Mr. Fugate, Roads Services' Chair recommended that SBA not send a bill to Bryce Resort for the snow removal due by SBA on Scott Road. Board agreed.

Comments from Non-Board Members on Agenda Items: None.

Next Regular Monthly Board of Directors' Meeting: The next regular monthly meeting of the SBA Board of Directors will be held on Friday, February 23, 2018 at 9:00 a.m. Meeting will be held at the Association's meeting room located at 7200 Supinlick Ridge Road, Basye, Virginia.

Secretary's Note: Reports, if any, noted above can be reviewed in the SBA Business Office during regular business hours.

Adjournment: Motion made by John Tauber and seconded to adjourn the regular meeting of the SBA Board of Directors at 10:35 a.m. Unanimously approved.

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