

Taviawk Homeowners Association

ANNUAL MEETING

February 21, 2009

Call to Order and Welcome

The 2009 Annual Meeting of the members of the Taviawk Homeowners Association was held February 21, 2009 at 1:30 p.m. at the Santa Clara Library in St. George, Utah. Joe Viers, 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 property manager, Mik'L Behunin of F1 Property Management. Roll was taken as each of the members present introduced themselves. It was determined that there were 159 votes represented in person or by proxy, which constituted a quorum.

Approval of Minutes

It was moved, seconded, and approved to waive the reading of the minutes of last year's annual meeting, which were mailed to all owners. The minutes were then approved as presented.

Financial Report

Mik'L Behunin, property manager, presented the 2008 Financial Report and 2009 proposed budget. Mik'L and the Board answered questions on the budget. It was noted that the dues are increasing starting in July 2009. After discussion, it was moved, seconded, and approved to accept the 2009 budget as proposed.

Board of Directors Reports

President's Report

President Joe Viers turned the time over to Vinny O'Neil, who discussed the new budget item Thermogel Fire Protection. The gel is a fire retardant to be applied as a barrier for vegetation by spraying it on with Terry Marten's equipment. An agreement was made with Mr. Marten to store and apply the gel as needed. A lengthy discussion was held on this product.

Road Report

Roads Committee Chair Slava Lubomudrov presented the road report. Slava noted that a Roads Committee was formed and acknowledged the committee members, who did a systematic study of the roads. It was decided by the committee, after walking and evaluating them, that the roads are in good condition. The roads will continue to be crack sealed each year and seal coated or fog coated every three years. The committee will also explore a slurry seal and chip seal. It was noted during discussion that the roads become the responsibility of the HOA when they are platted and must be seal coated after one year. Slava noted that he watches the roads around homes that are under construction and the builder/owner must repair any damage before their construction deposit is returned. After discussion there was a signup made available for those who are willing to participate in a work group to fill in the erosion along the edge of the roads.

Neighborhood Watch Report

Neighborhood Watch Committee Chair Don Miller reported that there were no problems that he knows of in the last year. An Ivins City Police officer was going to address the group but was unable to attend.

at the last minute. Don encouraged everyone to watch for things that shouldn't be happening and report them to the police.

Committee Reports

Architectural Control Committee

Dee Osborn, chairperson of the Architectural Control Committee (ACC), presented the ACC report. Things have really slowed down as only nine plan approvals were given in the last year, three of those in Taviawk. Dee mentioned the ACC members and noted there is an opening for a third alternate if anyone is interested. The ACC is appointed annually by each Association. Dee was thanked for her time and efforts.

Social Committee

Recently appointed Social Committee chair, Gail Neumann, noted that she greets new owners and if anyone would like to put a party together to contact her.

Election

One Board position was open for election as Slava Lubomudrov's position expired. Nominations had previously been made by a nominating committee and nominations were open to be made from the floor. After a vote by secret ballot, the votes were tallied and it was announced that Slava Lubomudrov was re-elected to the Board member position for a term of three years. His term will expire in 2012. He re-joins existing Directors Don Miller (2010), Lance Anderson (2010), Larry Sip (2011), and Joe Viers (2011).

Report of the Developer

Matt Marten and Lance Anderson were available to take questions for the developer. They noted that there will be future phases of Taviawk and they do not know when Kwasa Road will open as it is SITLA property.

Questions and Comments from the Floor

Homeowners asked questions and made comments about several items, including speeding on Taviawk Drive, landscape that needs to be trimmed, the trails and use by non-Kayenta residents, signage, and utility boxes. Kristen Hunt noted that she will chair a committee to make the utility boxes more aesthetically pleasing.

Adjournment

With no further business, the meeting was adjourned at approximately 2:20 p.m.