

Message to SPOA Members

It's hard to believe another year has come and gone and we are once again preparing for another season on the mountain. Unfortunately, with the minimal snowpack and expected shortage of water, it appears we may be in for a hot, dry summer. Let's keep our fingers crossed that we don't have another experience like the 2012 Seely Fire. I would encourage everyone to be vigilant and use extreme caution this summer when using campfires and other open flames within the association.

Before diving into the important meeting information in this letter, I'd like to personally thank the current Board members for sacrificing their personal time and effort, on everyone's behalf, to make the association better. We have not been a Board that has sat around, that's for sure! Over the course of 2014 and early 2015, the Board has held eight Board meetings (none of them less than three hours!), oversaw two work days, supervised the logging project and road work, hosted the fall barbeque and met with the Sanpete County Planning and Zoning Director. I feel we have made significant progress on a large range of issues over the past year and attribute it to the great people that are serving on our Board. I would encourage everyone to tell them all "Thank You" when you see them.

In addition to the Board, there have been many others that have volunteered their time and talents on behalf of the association. I'd like to thank each of them for their contributions. If you haven't watched the logging cleanup video that Chad Thomsen put together, I would encourage you to do so. The website (www.skylinepropertyowners.com) has a link to the video or you can search on YouTube for "Skyline Association Logging Cleanup Video" to find it. The video shows before, during and after pictures and video of the logging work that was done this past summer. Chad was able to use his quad-copter to get some amazing aerial shots which really put into perspective what was accomplished in the short amount of time the contractor was on the mountain.

The SPOA Spring Banquet will be held at the UVU Sorensen Student Center building, in the usual location, on Tuesday, May 12th. We will begin at 6:00 pm with dinner being served at 6:30 pm. Because of the significant number of items on our agenda for the meeting, I would encourage everyone to arrive on time. The Board has decided to forego the traditional buffet dinner and instead opted for a "plated" dinner. This will allow us to remain seated while being served, so that the Board's presentation can begin at approximately 6:45.

At the Fall Social, held in September, the Board presented and discussed a number of ideas and issues facing the association. One of these ideas was the creation of Board Districts, based on geographical "neighborhoods." Each district would elect one member to serve on the Board. As a Board, we believe that this structure will provide numerous benefits including Board representation from all areas of the association, emergency contact groups and facilitation of neighborhood work days/projects, to name a few. The Board has included this concept as part of the proposed changes in the governing documents that will be voted on at the Spring Banquet.

Another significant issue which the Board will present is Sanpete County's recent refusal to allow 10-acre lots to be split into two 5-acre lots. Members of the Board have met with the Sanpete County Planning and Zoning Director and have discussed the issues with him. Due to the County's position on this issue, the Board unanimously agreed that we must amend our Governing Documents to coincide with current County zoning laws. These proposed revisions would do away with dues and assessments being assessed on 5-acre lot equivalents and would instead base assessments on ownership of a "Building Lot." Under the proposed change, a Building Lot may comprise of 40-acres, 10-acres, 5-acres or in some rare instances less than 5-acres. Assessments would be billed based on the number of Building Lots owned instead of acreage. The Board has reviewed its ownership records with the County Recorder's records to ensure that each Building Lot is correctly identified and accounted for. If the proposed Governing Document revisions are approved, the new methodology, and changes to the annual dues and assessment amount would be effective for the 2016-17 assessment period. As part of the presentation, the Board will explain how this proposed change will affect each owner's annual dues and assessment amount.

The most significant proposal being recommended by the Board for approval is the revisions to the association's Governing Documents. Redlines of the proposed changes have been made available for review and comment since September via the website and email. Additional changes have been made by the Board since that time and the current revised documents are on the association's website and have been emailed to those that have provided their email address. While the primary changes will be highlighted and briefly discussed at the Spring Banquet, it is recommended that each member become familiar with the proposed changes before the meeting. If you are unable to access the documents from the website or did not receive them via email, please contact Carol Thomsen. Final comments from members must be submitted, via email, to tylerbench@comcast.net by April 14th. This will allow the Board time to consider the comments at their April 17th Board meeting. A vote of all association members to approve the proposed changes will be taken at the Spring Banquet.

This year, we will also have four Board members whose term will be expiring at the Spring Banquet. These Board members are Tyler Bench, Jeff Thomsen, Laura Taylor and Lewis Marrott. In addition to filling these four Board seats, if the recommended revisions to the Governing Documents are approved by the association members, there will be two more Board seats that will need to be filled for a total of six new Board members.

The Board strongly encourages all association members to attend the Spring Banquet. As I have explained in this letter, there are a number of significant proposals being presented and recommended by the Board for approval by the association members. There will also be updates provided on projects performed during 2014 and proposed projects for 2015. The Board believes that the proposed changes to the Governing Documents and the upcoming projects will have a long-term, positive impact for the association and its members and we encourage you to participate in this process. I look forward to seeing you on May 12th.

Sincerely,
Tyler Bench
SPOA Board President