

**Ivory Ridge MHOA Annual Meeting
December 2, 2015**

Questions and Answers for the 2015 Annual Meeting:

Thank you for attending the Ivory Ridge MHOA Annual Meeting. In an effort to provide everyone with accurate and up-to-date information, we are providing this list of "Questions and Answers" for your review. Thank you to everyone who took the time in advance to submit your questions.

Swim and Tennis Club

What are the rules relating to visitors use of the pool. Specifically, grandparents in the Gardens bringing their grand kids to use the pool and associated fees"

The pool rules are conveniently posted on the Ivory Ridge website, under the swimming tab. All rules related to guests be found under section four. www.ivoryridge.com.

"Would the board ever consider installing a bubble over the pool for the winter months?"

The management company for the Ivory Ridge Swim and Tennis Club has indeed reviewed the cost. At this time, feels that with the current number of residents it is cost prohibitive.

"I have a question about our Swim and Tennis Club fee of \$90/month. I live in the Gardens, do not play tennis, and years ago developed an allergy to the chlorine, so I have not been able to swim for many years. Why is it mandatory for us to pay this fee when I will never use the services?"

To help understand the reason for the equity memberships, it is important to understand the vision held by Ivory homes when first developing the community. This vision was to create a development that would attract residents looking to purchase a home in a community that offered a very unique lifestyle. With that, the Ivory Ridge Swim and Tennis Club was born and was designed to become, and is today the center piece of this vibrant community. In keeping with the vision, lot owners hold an equity membership in the Club that offers a premier tennis facility, three pools, and an extensive fitness facility with fitness classes, personal training, meeting room and more.

"Will the 'Walks at Ivory Ridge' HOA ever be 100% turned over to the owners of all Board of Director positions? If so, when? If not, why?"

In 2016 Ivory Homes is planning on building the final lots in The Walks. As stated in the governing documents, the period of declarant control will expire upon the first to occur a) ninety days after declarant closes on the sale of its last lot or unit, b) when in its discretion, the declarant so determines and records "notice of termination of period of declarant control".

Landscape Maintenance

"What is being done to oversee the responsibility of the landscape contractor in our neighborhood to see that services including weeding, garbage clean up, and replacement of dead plants are addressed.

The management team works closely with the landscape contractor, LMS, to oversee maintenance of their areas. Weekly drives are performed to address the specific needs of each neighborhood. If there is an area of particular concern that you feel is being missed, please notify the HOA at 801-703-6381 or via email at stthomas@ccmcnet.com.

With regards to plant replacement; some sub-associations within Ivory Ridge have their own budget for plant replacements to cover the anticipated need of plants dying due to harsh winters, disease, etc. If a situation arises where the need for plant replacements exceeds budget and services that year, those plant replacements are placed on the replacement list for consideration the following year and reviewed in the spring.

"Are we able to find out the specific contractual obligations for the landscaping company?"

Absolutely, the management team is creating maintenance matrix sheets those are available at the annual meeting and will be posted online outlining the level of service and when it is completed.

“In addition to the Gardens area, what other areas and owners associations does the current contract with the landscape maintenance company cover?”

Currently LMS holds the contract for landscape maintenance and snow removal within Ivory Ridge. As Ivory Ridge grows, so does the need to increase the number of crew members to maintain the level of service outlined. This ongoing need to monitor is completed by the management team.

“Who is responsible for monitoring the construction debris and weeds that migrates from Ivory property to our yards? Perhaps by providing a construction laborer perhaps every week or two to walk the grounds and pick up the construction garbage, litter, and dangerous remains of lumber and exposed nails?”

Thank you for your suggestion! Ivory, as well as the management team actively monitors and makes arrangements to cut back the weed growth on the vacant lots, clean up construction debris, etc.... If there is a lot in particular that you think has been missed, then we encourage you to report it to the HOA at 801-703-6381 or via email at sthomas@ccmcnet.com.

Snow Pushing

“This is our first winter at Ivory Ridge. What can we expect the association to take care of as far as snow removal?”

Snow pushing will occur when 2” of snow has accumulated. LMS is responsible for pushing snow off of private roads and main sidewalks as well as applying ice melt as needed. LMS will work as quickly as possible to ensure the snow is removed efficiently and in a timely manner. Ivory Ridge is a large Community and it may take several hours to complete the snow pushing process. Based on the crews starting location, you may not see them immediately. However, the crews will start at a different location each snow event to provide everyone an opportunity to have their snow cleared first. Homeowners, except for those in The Gardens, are responsible for clearing their own sidewalks, walkways and driveways.

Financials/Budget

“How can I find out about the financials for my particular association? Are we able to see it outlined by line item? “

The approved monthly unaudited financials for all Ivory Ridge communities are posted online at www.ivoryridge.com under HOA tab.

“Some of my neighbors believe much of our monthly fees are subsidizing the community center. Are any of our monthly fees being used in that fashion?”

The fees you pay go to support the expenses of your particular neighborhood and Ivory Ridge MHOA, and not the Ivory Ridge Swim and Tennis Club. Please note that the IR Swim and Tennis Club hold separate financials.

“Will there be sufficient breakdown and disclosure of the individual line items during the budget workshop?”

The budgets will be reviewed in detail during the December 14 Budget Workshop held at the Clubhouse. The workshop times are as follows The Gardens 4pm, The Walks 5pm, Parkside’s 6pm, MHOA including Park Estates, Clubview Estates at 7pm. Clubview Towns will follow the MHOA presentation.

“Will there be a budget workshop held for the Ivory Ridge Swim and Tennis Club?”

Yes, all owners are invited to attend the budget workshop for the Ivory Ridge Swim and Tennis Club on January 27, 2016 at 6:30pm at the Clubhouse.

Neighborhood Advisory Committee

“Initially, we had neighborhood representative to the HOA board but it seems that there is no longer a representative for our community.”

The management team will be working with the BOD to fill these vacancies. There will be committee applications available during the meeting, then online at www.ivoryridge.com.

Thank you for your questions and attendance! Your Ivory Ridge Board of Directors and Management