



LiveDAYBREAK

Community Council Evolution





Overview

What is the Daybreak Community Council?

Where are we now ?

Where are we going ?

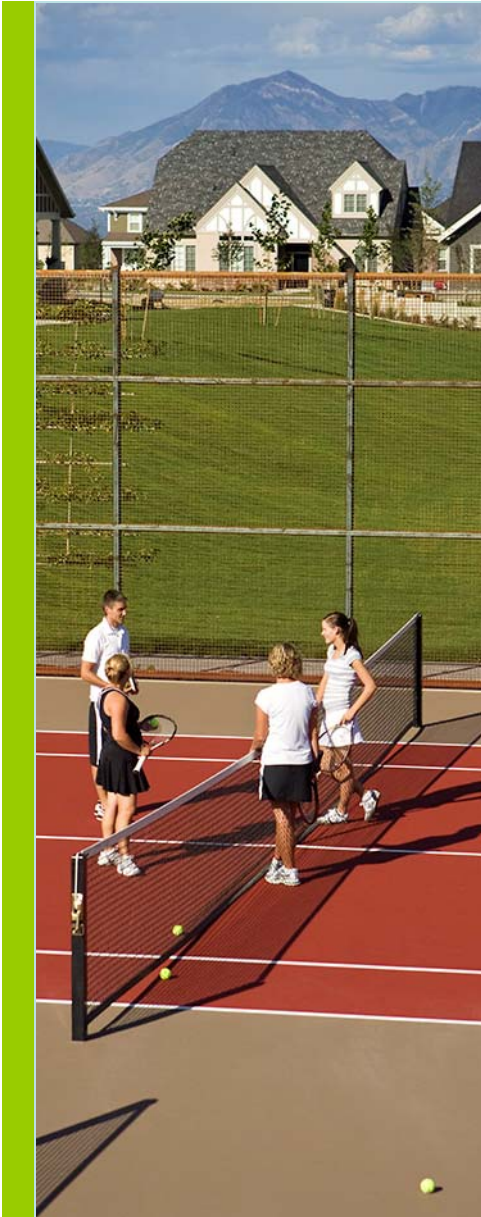
When will we get there ?



What is the Daybreak Community Council?

1. A non-profit organization
2. Established by Kennecott Land to foster the development of a robust community
3. Separate governing documents from the HOA
 - Separate Board of Directors
 - Allows the HOA to do its job more effectively
 - Clarifies roles of the HOA and council
4. Focus is on creating a sustainable community, which lives beyond the developer's role





5. Funded separately from the HOA

- HOA is funded through the collection of monthly dues
- HOA funds are used for the maintenance of the community (facilities, structures, landscape, etc.) and enforcing the CC&R's

6. Funded through enhancement fees

- Enhancement fees come from two sources:
 - 1) Each builder pays .25% from the escrow on the sale of any newly constructed home
 - 2) Each homeowner pays .5% at the time they resell their home
- Council funds allow the community experience to grow independent of HOA costs and helps ensure that programs, events, activities and physical enhancements to Daybreak have ongoing, stable funding

Where was the council before?

1. Clearly defined in documents but not in actions
2. Confusion about which entity does what:
Council HOA KLC CCMC
3. Council staff reported to HOA management
4. Events, activities and programs didn't fully align with council vision





Where is the council now?

1. Name: LiveDAYBREAK
2. Boilerplate: *A local council working to enhance the community, stimulate minds, bring people together, and make a difference in the world.*
3. Mission Statement: *The mission of LiveDAYBREAK is to foster the development of a vibrant and caring community committed to connecting, lifelong learning, embracing arts and diversity, healthy living and giving back.*





Council Pillars & Definitions

- **Connecting:** Bringing people together through programs, events, clubs and other opportunities for personal interactions while encouraging volunteerism and leadership growth
- **Lifelong Learning:** Supporting and promoting a variety of educational opportunities throughout all stages of life
- **Embracing Arts & Diversity:** Enriching lives through the cultivation of the arts while appreciating differences within the community



- **Healthy Living:** Fostering economic, social and environmental sustainability by meeting the needs of today's generation without compromising the needs of tomorrow's
- **Giving Back:** Participating in the betterment of Daybreak and the community at large through volunteerism, service and philanthropic measures



Entities Roles & Responsibilities

1. Four separate entities exist:
 - Daybreak Community Council (LiveDAYBREAK)
 - Daybreak Community Association (HOA)
 - Kennecott Land Company (KLC)
 - Capital Consultants Management Corporation (CCMC)
2. Each entity has individual responsibilities but all work together closely to create one team committed to the success of the community



LiveDAYBREAK	HOA	KLC	CCMC
<p>Community focus on social, charitable, cultural, sustainability & educational goals</p>	<p>Facility & grounds maintenance</p>	<p>Founder</p>	<p>Provide accounting and human relations business management services for HOA & council (paid for by individual budgets)</p>
<p>LiveDAYBREAK Director</p>	<p>Manage and enforce CC&Rs</p>	<p>Marketing website</p>	
<p>Recreation Manager (formerly Facilities Manager)</p>	<p>Hold assets</p>	<p>Effective messaging of council & HOA to home shoppers</p>	
<p>Programs Coordinator (formerly Asst Facilities Mngr)</p>	<p>Community manager and office staff</p>	<p>Marketing events & promotions for home shoppers (to include homeowners)</p>	
<p>Activities Coordinator (formerly Lifestyle Director)</p>	<p>HOA 101</p>	<p>Majority board for both HOA & council</p>	
<p>Community website</p>	<p>Operational committees</p>	<p>Marketing newsletter</p>	
<p>New homeowner welcome and Welcome Wednesdays</p>	<p>Coordination of city services</p>	<p>Amenity design & construction</p>	
<p>Community emails</p>	<p>Design review</p>	<p>City interaction & events</p>	
<p>Youth Council</p>	<p>Sub-associations</p>	<p>“Make it happen” (enable, oversee, advocate)</p>	
<p>Community Center (programs)</p>	<p>Qwest coordination</p>		
<p>Amenity programming</p>	<p>HOA board meetings</p>		
<p>Neighborhood Watch</p>			
<p>Organize & implement volunteerism</p>			
<p>Clubs</p>			
<p>Create relationships w/ organizations in & outside Daybreak</p>			
<p>Surveys and polls</p>			
<p>Council Board meetings</p>			



To Date:

1. LiveDAYBREAK board meeting on third Wednesday of each month
2. Appointment of two resident board members
3. Welcome Wednesdays gathering on second Wednesday of each month at Information Pavilion
4. 2010 and 2011 budgets and community calendars
5. Staff transition
6. Appointment of LiveDAYBREAK Director



7. New community website
8. LiveDAYBREAK integrated into Pavilion
9. Steering committee chair appointments





Questions?

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