

January 9, 2010, minutes of Board Meeting  
Of Swains Creek Pines Lot Owners Association

Meeting called to order at 10:12 AM. Alan Zellhoefer, Frank Pearce, Cathy Jones, Bob Runkle, Paul Hicks, Jayne Alcorn, Bill Moser, Dale Gardner and Cheryl Case present. Bill Rodreick, Manager, also present.

**Secretary's report:** Cheryl Case – Cathy Jones moved to accept the October 3, 2009 minutes. Seconded by Paul Hicks. Motion carried. October 3, 2009 minutes accepted.

**Treasurer's report:** Cathy Jones – Total current assets are \$104,095.09, total assets, including fixed assets are \$307,256.36. Gross profit was \$73,530.37. Final net income is \$5,403.73. Cathy recommended we transfer the final net income into the Reserve to Preserve as a line item for the roads. **Cheryl Case moved to accept Treasurer's Report. Frank Pearce** seconded. Motion carried.

Nominate temporary Chairman:

Cheryl Case nominated Bill Moser to be temporary Chairman. This was seconded by Cathy Jones. Motion carried. Bill Moser was elected temporary chairman.

Adjourn: Paul Hicks moved to adjourn. Frank Pearce seconded. Motion carried. Meeting adjourned at 10:20 AM.

Meeting called to order at 10:25AM. Cathy Jones, Bob Runkle, Paul Hicks, Jayne Alcorn, Dale Gardner, Bill Moser and Janelle Pearce present. Spike Fuson and Tonya Garreaud were not present. No proxy was received from Tonya or Spike.

Bill Moser was nominated to be Chairman. This was seconded by Jayne. Bill Moser was elected Chairman. Dale Gardner was nominated to be Secretary. Paul Hicks seconded. Dale Gardner was elected Secretary. Jayne Alcorn was nominated to be Vice-Chairman. Cathy Jones seconded. Jayne Alcorn was elected Vice-Chairman. Cathy Jones was nominated to be Treasurer. Jayne Alcorn seconded. Cathy was elected Treasurer.

Committee assignments were made (see below).

**Manager's report by Bill Rodreick.**

- a. Mike Golden, fish biologist for Dixie National Forest, wanted to know about our fish: how we order, how we keep fish from going downstream & not upstream, what species we purchase, and where we get it.
- b. Steve Drexel, from Desert Mountain Corporation has a new blended product that is better than what they laid last year, and it is about the same price.
- c. Kane County Road Department: the new delineators have been put by all the culverts so that snow plows will know where the culverts are. There are 106 culverts in Swains.
- d. The Dawes family has requested the use of the pavilion and facilities for a Yamaha gathering. This event may or may not take place. At the time, it is unclear whether it will occur. If it does, it will probably be some time in June. There will be about 200 people using the pavilion for breakfast and dinner. The participants will not be

camping here and will also not be using our roads, other than to get to the pavilion. If this event happens, they will use the barbecue, but they will provide their own toilets and even a medical team. They will not be a burden on us since they will take care of everything. The board was amenable to such an event.

- e. Bill has several projects lined up: the outside picnic tables are falling apart. They need to be rebuilt & painted. The pavilion & restrooms need to be painted. Bill has enough **paint left over so that there shouldn't be any need** for a substantial purchase of additional paint.
- f. **The well was grouted and backfilled. Bill didn't know if** the final caps have been put on. Electrical is completed. Some gravel was placed in front of the barn door. Bill will rebuild the deck in front of the barn door. The banquet tables in the barn need to be replaced. Bill will check out the price to replace all the tables.
- g. Bill will get a price for replacement screening for the pavilion. We need to replace 10 panels plus an end panel for the east end.

#### Committee reports:

##### A. Finance Committee – Cathy Jones, Chairman. Janelle Pearce, Vice-Chairman.

- a. Liens. There have been 24 liens filed. All of these have been turned over to the collection company.
- b. Reserve to Preserve – Irene and Cathy will probably add a couple of new categories for this area.
- c. Budget – Proposed budget: Cathy summarized the changes to the budget. Dale moved to accept the changes to the proposed budget. Cathy will email this to all of us. Paul Hicks seconded. Motion carried.

##### B. Legal Issues Committee – Bob Runkle, Chairman. Paul Hicks, Vice- Chairman. Spike Fuson to assist.

- a. Security – Bob reported that over the last 2 weeks of December, snow mobilers **rode all over Swains, driving on other people's properties, leaving trails on those** driveways. Bob requested that we mention this in the next newsletter, and remind property owners and their guests to stay off **other people's property**.
- b. Public Easements – None
- c. Insurance – Insurance expenses were less than what had been budgeted.

##### C. Property & Facilities Committee – Jayne Alcorn, Chairman. Dale Gardner, Vice-Chairman. Tonya Garreud to assist.

- a. Water & Pond – No report.
- b. Environmental & Fence – No report.
- c. Roads, Parking, Runway & Facilities – We need to get on the schedule for road treatment as soon as possible. This committee will get a firm price from Desert Mountain.
- d. Water Conservancy – No report.

##### D. Community Relations Committee – Paul Hicks, Chairman. Janelle Pearce, Vice-Chairman, Jayne Alcorn, Spike Fuson & Tonya Garreud to assist.

- a. Newsletter – Facebook is set up.
- b. Fire & E.M.S. –The fire & EMS board meeting is today, Jan. 9. The board is electing officers today. There were 2 fires on the mountain this winter. The first was a chimney fire, and it was extinguished rapidly. The other one was at the 6- plex. It damaged the decks.
- c. Personnel – **Bill Rodreick’s contract will be renewed.**

E. Events Committee – Bill Moser, Chairman. Bob Runkle, Vice-Chairman, & assist Paul Hicks.

- a. Labor Day – Everyone agreed that the food was delicious. This year, however, we will try to use differing spices for poultry and for pork.
- b. Nominations – Paul discussed the possibility of lowering the number of board members that need to be elected. Since this is in the by-laws, it would require a special mail-in ballot to make a change. This item is tabled for a future meeting.
- c. Election –No report.
- d. Pot Lucks (6:00pm-Utah time- on Board meeting days at the Pavilion)
- e. Swap & shop: There is a fee of \$5 per table. The money is being earmarked for a playground. Bill Moser discussed the possibility of increasing the fee to \$10. This will be discussed at the May board meeting.
- f. Road clean up in June.
- g. Bill will be putting up a large bulletin board near the barn.

F. Architectural Committee – Bob Runkle, Chairman. Paul Hicks, Vice-Chairman. Bill Rodreick to assist.

- a. Architectural Review – No new building.
- b. **Lot Owner’s Complaints** – None

4. Old business: none

5. New business:

- a. **Manager’s Contract: Janelle moved to approve the modification to the manager’s contract.** Cathy seconded. Motion carried.
- b. Irene is asking to use the SCPLOA computer this year since Dale will be using her own this year. All are in agreement.

6. Open meeting: lot owners to address the board: none

7. Meeting schedule:

Meeting schedule for 2010:

May 22 <sup>nd</sup>	June 26 <sup>th</sup>	July 18	August 21 <sup>st</sup>
September 5 <sup>th</sup> (annual meeting)	October 2 <sup>nd</sup>	January 22, 2010	

First highway cleanup for 2010: June 5, meet 10:00 Utah time at the barn.

Bob Runkle moved to adjourn. Cathy Jones seconded. Motion carried. Meeting adjourned at 12:19 PM.

Respectfully submitted,  
Dale Gardner, Secretary