

**June 13, 2009, minutes of Board Meeting
Of Swains Creek Pines Lot Owners Association**

Meeting called to order at 10:05 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 – The amended proposed minutes include a Secretary's Note to refer to the email vote taken after the board meeting on the two motions by Cathy Jones; all Board members voted in favor of the two motions. Frank Pearce moved to accept the May 16, 2009 minutes as amended. Seconded by Paul Hicks. Motion carried.

Treasurer's report: Cathy Jones – Total assets \$407,782.66. Cathy summarized the expenses. Net cash \$62,586.18. Cheryl Case moved to accept the Treasurer's report. Paul Hicks seconded. Motion carried.

Manager's report: Bill Rodreick has repaired or replaced most road signs, and has changed the names on the re-named roads. The timeline for the road work was approved by the County Commissioners on Monday. Even though we have new addresses, we still need to use our lot numbers. Parking rails by pavilion have been replaced and repaired. Bill started spraying weeds except on the runway as there are baby geese. Basketball net has been repaired. Someone has replaced the tennis net. Kane County Water Conservancy District (KCWCD) asked us to provide pavilion for their annual meeting and dutch oven cookout on Thursday, July 9 at 5pm. Board members and their invited guests are invited. Let Bill Rodreick know who can be there. Bill wants another fish plant by 7/4. There was discussion regarding cabin rental issues; those who rent do not know what they can do. The prior rule was that rentals cannot use the amenities. The airstrip use is restricted per insurance policy. Discussion regarding addressing issue with Rules & Regulations, adding a surcharge, and heavier enforcement of requirement to have fish permits in possession while fishing. Irene asked for a resolution before the August newsletter goes out. Fish permit issues/cabin rentals/use of common facilities to be put it on agenda. Reminder – Stop Shop & Swap is Saturday, July 4 from 10am – 3pm. Tables are \$5.

Committee reports:

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

- a. Liens. Irene sent second late notice the first of June. 50 property owners not paid. This is 68 properties. Certified letters go out 7/1. Liens on 8/1.
- b. Reserve to Preserve. No report.

B. Legal Issues Committee – Bob Runkle, Chairman. Bill Moser, Vice- Chairman. Cathy Jones to assist.

- a. Insurance. No report
- b. Security, Alan received letter about winter time access from owner of Lots 101, 103, & 105. People cut the back fence to the Forest Service. Mr. Hoesly wants more Sheriff patrols, and wants the Association to provide more security. A pine tree was cut down and taken from his property. Bob Runkle said Mr. Hoesley filed a report with the Sheriff from Kane County. Letter was provided to Secretary.
- c. Public Easements, Bob Runkle said lot owner Russ Stevens was digging and exposed the power line.

C. Property & Facilities Committee – Jayne Alcorn, Chairman. Dale Gardner, Vice-Chairman. Frank Pearce to assist.

- a. Water & Pond. Bill Rodreick said he believes we will plant fish three times this year.

- b. Environmental & Fence. Cheryl Case asked for someone to coordinate with ranchers. Irene Briggs said the cows are usually in by second the week of July. There is at least one roll barbed wire, plus some repair wire, and 50-60 posts. Bill Rodreick will contact ranchers. There is no fence on the west. Merlin Esplin may want to fence that and interconnect with Strawberry. There is \$2,000 in the budget for perimeter fence. Cathy summarized the concept for the horse corral: Divide the area into three pastures to separate horses with one parking area. Use electric fence with two strands of white ribbon, take ribbons down end of October or when horses go out. Put in a 6 foot gate into each pasture. Pull out the 46 old posts, replace them with metal posts except corners need heavier cedar posts. Power would be from solar box. Cathy will talk to Rudy about adding dirt or gravel for trailer area and pulling posts up. Cathy can come up with enough labor if work is 4th of July, and needs one person who knows how to do the fence. Estimate is \$3,200 to \$4,000. Additional volunteers are: Alan Zellhoefer, Frank Pearce, Jeff Rybolt, and John Grul. The barbed wire could be used on the perimeter fence, Wood posts can be used at the fire pit. Frank Pearce moved to authorize up to \$4,000 for labor and material for purpose of installing new horse corral fencing. Paul Hicks seconded. Motion carried. Frank Pearce clarified funds would come from Reserve to Preserve.
- c. Roads, Parking, Runway & Facilities , already discussed.

D. Community Relations Committee – Cheryl Case, Chairman. Bob Runkle, Vice-Chairman, Jayne Alcorn and Paul Hicks to assist.

- a. Newsletter. Submit news by 6/22.
- b. Fire & E.M.S. The Fire Station is asking for anyone with old cabins or something they want burnt than can be used for practice. The pancake breakfast fundraiser is 7/4 from 8-11 AM. There will be an afternoon parade & tailgating parties, contact Cindy Allen for more information. Fireworks will be at dark. The EMS/EMT appreciation dinner is 6/20/09.
- c. Personnel - Bill is doing a fine job.

E. Events Committee – Alan Zellhoefer, Chairman. Bob Runkle, Vice-Chairman, Bill Moser to assist.

- a. Labor Day. Teresa Zellhoefer is working on Camp Golden Eagle. Volunteers are needed.
- b. Nominations. Possible candidates are Danette Corrales, August Corrales, John Ewing, Cathy Rodreick, Melissa Rybolt, and Karen Kegley. Paul Hicks and Bob Runkle will run again. Bios are due 7/15.
- c. Election. Una Runkle will count ballots with Teresa Zellhoefer and Diane Hicks.
- d. Pot Lucks (6:00pm-Utah time- on Board meeting days at the Pavilion). Pot Luck is tonight.

F. Architectural Committee – Bob Runkle, Chairman. Frank Pearce, Vice-Chairman.

- a. Architectural Review. Doug Heaton has taken over the project started by Terry Nelson and will build that cabin; he has submitted plans. Stratton will do addition on Blackman Hills.
- b. Lot Owner's Complaints, already discussed. Include 'good neighbor, community watch, in newsletter. John Grul recommended if trash bins are full, people take their trash elsewhere. Memorial Day weekend was a mess, and lot owners should be respectful to other lot owners. Bob Runkle said the trash wasn't picked up on the holiday. Information to be included in newsletter.

4. Old business:

- a. Road dust control. Desert Mountain will use a blend of mag-chloride, Durablend, which does not migrate as quickly. They will start 6/16 and should take 3 days. Some roads will be closed. Frank Pearce said the road by Szmanski's is already rutted. Bill Rodreick said they are not bringing compaction equipment and there are still drainage issues. Frank Pearce asked that for those type of places that they take special attention.
- b. Water well for Sunrise Engineering, The contract to build the addition is still pending.

5. New business:

- a. Karl Briggs said wood is needed for the fire pit for Labor Day.

6. Open meeting: lot owners to address the board:

7. Meeting schedule:

Sunday July 19th, August 15th, September 6th (annual), October 3rd, and January 9th, 2010.

Paul Hicks moved to adjourn. Seconded by Cathy Jones. Motion carried; meeting adjourned at 11:35 AM.

Respectfully submitted,
Cheryl Case, Secretary

SECRETARY'S NOTE: Following the meeting, Bill Rodreick added a big THANK YOU to Mike Kempf for the road work done in the Harris Springs area.