

## **August 31, 2008, minutes of Annual Board Meeting Of Swains Creek Pines Lot Owners Association**

Meeting called to order at 1:00 PM. Alan Zellhoefer, Frank Pearce, Robert Runkle, Jayne Alcorn, Paul Hicks, Dale Gardner, and Cheryl Case present. Bill Rodreick, Manager, also present. Cathy Jones and John Ewing were not present.

**Secretary's report:** Cheryl Case. Motion to accept the September 2, 2007, minutes by Judy Kuveke. Seconded by Irene Briggs. Motion carried.

**Treasurer's report:** Frank Pearce. Petty cash \$300.00, Reserve To Preserve \$79,780.03, General account \$63,977.31. Total cash assets \$144,057.34. Motion to accept Treasurer's report by Irene Briggs. Seconded by Bruce Kuveke. Motion carried.

**Manager's report:** Bill Rodreick. A new sign was built; it was not paid for by the lot owners. Thank you to all participating in the Labor Day activities. Fish were planted Friday; there were four plants this year. The new office should be finished in a couple of weeks. Discussion regarding fish. Jackie Eggstaff, lot 328, requested additional signs to deter speeders. People are encouraged to call the Sheriff to report speeders and nuisance issues. Jackie Eggstaff, lot 328, stated people are dumping refrigerators. People are encouraged to write down license numbers and report them, or give the information to Bill Rodreick or Alan Zellhoefer to submit report. For the first offense, Western Kane County Services District (WKCSO) will send a letter. Second offense, they will get a fine from WKCSO. John Ryan, 689 Debonair, asked for a sign on the meadow to deter parking where the slash pile was. Bill will put a sign there. Paul Grasso, 417 Comanche, requested the road be treated from the highway, and estimated an additional cost of about \$2.50 to \$3.00 for each lot. Request to be considered if the magnesium chloride ballot question passes. Petition will be submitted to the County to lower the speed limit on inside roads to 15 mph.

**Introduction of Candidates / Voting Procedure.** Statements by candidates Jayne Alcorn, Dale Gardner, and Bill Moser. Bio of Cathy Jones was read. Dale Gardner said people can call 1-800-662-DEER, to report hunters who are in wrong areas. Those on properties bordering the forest may want to put no trespassing on their barbed wire. People cannot discharge a firearm with 600 feet of cabins; there is no hunting in Swains.

Discussion regarding dusty roads and mag chloride. Ballot reflects the Board is looking at other options. Statements by Randy Rosenberg, Bill Moser, and Isabel Oliphant. The Elk Ridge area was chip sealed a few years ago; the cost was an average of \$800.00. Discussion regarding water damage to roads. Recent grading and additional dirt added in an area because of water damage where a boy was killed in an ATV accident. The County does not intend to install additional culverts. True Value sells culverts for \$149.99. Votes submitted.

Alan introduced the following committees and Board members:

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

- a. Liens.
- b. Reserve to Preserve

**B. Legal Issues Committee – John Ewing, Chairman. Bob Runkle, Vice- Chairman. Cathy Jones to assist**

- a. Insurance
- b. Security. Report drivers doing donuts in the road, or dumpster abuse, to Bob Runkle or Bill

Rodreick. Report speed limit violators or security issues to the Sheriff.

- c. Public Easements

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

- a. Water & Pond
- b. Environmental & Fence
- c. Roads, Parking, Runway & Facilities

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

- a. Newsletter
- b. Fire & E.M.S.
- c. Personnel

**E. Events Committee – Alan Zellhoefer, Chairman. Bob Runkle, Vice-Chairman.**

- a. Labor Day, Camp Golden Eagle had 92 kids this year. Normally there are about 100. Thank you to all volunteers. All are appreciated.
- b. Election
- c. Pot Lucks

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

- a. Architectural Review, Plans must be submitted prior to building.
- b. Lot Owner's Complaints

**6. Old business:**

- a. KCWCD, next week equipment will be brought in to put in an 800 foot well, pursuant to the original agreement.
- b. Road dust control, guest Kim Wofley spoke about "Road Packer Plus", an acidic based chemical ionized with the clay in the road surface, which would probably last five to six years. Kim has spoken with Lou Pratt, who said the County will bring equipment up to prepare the roads including adding clay if the product is approved. Cost for the product is \$10,000 per mile. Magnesium chloride costs \$3500 - \$4,000 per mile, and must be reapplied. Kim encouraged people get additional information from him after the meeting.

**7. New business:**

- a. New addressing system initiated by the county. New addresses were assigned to eliminate possible confusion and will go into effect October 1st. Use them for 911 and deliveries as they will go by GPS. The County recommends we still use our current lot number; the legal description will not change. Irene Briggs recommended people post their lot # including street name, and new street address, at your cabin, near the phone.

**8. Open meeting: lot owners to address the board:** previously discussed.

**9. Election: Results and Plaque presentation** Thank you to Jayne Alcorn, Dale Gardner, John Ewing, and Cathy Jones, for their service on the Board. Jayne Alcorn, Dale Gardner, Cathy Jones, and Bill Moser were elected to the Board for the 2009/2010 term. Magnesium chloride/dust suppression vote was 193 in favor, and 112 against. If anyone finds a better alternative to magnesium chloride, please notify a Board member.

**10. Meeting schedule:** October 4<sup>th</sup>, 2008, and January 10th, 2009

Irene Briggs moved to adjourn. Seconded by Judy Kuveke. Meeting adjourned at 2:05 PM.  
Respectfully submitted, Cheryl Case, Secretary