

**October 4, 2008, Minutes of Board Meeting
Of Swains Creek Pines Lot Owners Association**

Meeting called to order at 10:05 AM. Alan Zellhoefer, Bob Runkle, John Ewing, Paul Hicks, Cathy Jones, Jayne Alcorn, Dale Gardner, and Cheryl Case were present. Bill Rodreick, Manager, also present. Frank Pearce was not present; his proxy was given to Alan Zellhoefer.

Secretary's report: Cheryl Case Paul Hicks moved to accept the August 16, 2008, minutes. Seconded by Jayne Alcorn. Motion carried; minutes accepted. Plaque for serving 2007-2008 term presented to Cathy Jones.

Treasurer's report: Cathy Jones. There is almost \$120,000 in assets. Approximately \$80,000 in Reserve account. Total net worth is over \$279,000. Year-to-date expenses are close to budget; they are less than \$1 off after 9 months. Expenses this year are approximately \$52,000 compared to the budget of \$73,000. More expenses are expected. Net income is \$19,123. Cheryl Case moved to accept Treasurer's report. Seconded by Paul Hicks Motion carried.

Manager's report: Bill Rodreick. Ranchers pulled all cattle out. Office is basically done. Thank you to: Wild Bill Blake who donated all labor for sheet rock and texture; Rudy & Kevin Zito who donated windows; Rudy who donated base boards and map with all new physical addresses for 911 emergency system; Irene & Karl Briggs who donated phone & cabinets; Cathy Rodreick who donated quite a few office supplies. Bill has started preparing picnic tables, etc., for winter. Rudy offered two large roll-off dumpsters for winter use. If approved by the Board & WKCSO, Rudy wants to put one at barn and one where dumpsters are now, for household garbage only. Current dumpsters go away probably end of this month. Discussion. Rudy would take dumpster to landfill at his expense. Jayne Alcorn made motion we accept Rudy's offer, and have the two dumpsters here under his surveillance, and he would pick up and deliver. Irene, included in motion "pending approval of Western Kane County Special Services District". Jayne accepted amendment. Paul Hicks seconded. Motion carried. Bill rolled the runway for last time this season. Old slash and debris near runway will probably be burned by the Fire Department in November. Bill said a lot of people are closing for winter and he suggested we all keep an eye on our neighbor's property as there were some break-ins over the summer. The well drilling rig has a broken cable; they will be back Monday and will be here a month or so.

Committee reports:

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

- a. Liens. Irene reported 25 liens were filed.
- b. Reserve to Preserve – Irene plans to have report for January meeting.

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

- a. C.C. & R.s – no report.
- b. Insurance – no report.
- c. Security – no report.
- d. Public Easements - Bill Rodreick said Barbara Christensen had the sign built. Sign is within the county road easements.

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

- a. Water & Pond - Bill Rodreick was unable to reach Ducks Unlimited about a grant. Contact names he had were not good. Dale to follow-up. There is still water in the pond. Bill Rodreick called the State about game fish, grass carp. Cannot do anything until winter when pond renewal comes due. Only rainbow trout are allowed now. Options to control grass/weeds are sterile grass eating carp, or bass. Fish supplier Danny Albregts can get those. When water is above 60 degrees, grass & weeds grow.
- b. Environmental & Fence – Dale said barbed wire is down, hunters are driving over it. Next year we should put the fence back up East of Rudy's place. Bill Rodreick said cattle rancher wants to get with us to work on fence next year. Paul Hicks said at Merlin's area, the fence was down and needs to be fixed. We should get with rancher for next year's work.
- c. Roads, Parking, Runway & Facilities – Dale left message about road condition from Swains to Highway 14. No one came to fix the road. Bill Rodreick also called and got no response.

Dale said her appointment for this Monday about the speed limit signs was cancelled. Dale will call Lou regarding reason for speed limit change; Lou can go to Commissioners. Jayne spoke to Meadow View person – their signs of 15 mph are not legal. Their legal limit is 25 mph. There will be no trailer parking at barn during winter.

d. Water Conservancy – The last thing to be done is the well.

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

a. Newsletter – news is due October 11.

b. Fire & E.M.S. Jayne said the slash pit closed Tuesday. It will re-open next spring. Four people are attending EMS classes. Snow plow assessment is \$85, the same as last year. Training of Fire Dept is today & the 11th at old sales office. Utah State got the contract to burn 360 acres of the tepees on forest land. When at least 2 inches of snow is on the ground, they will start burning.

c. Personnel – Great job building the office !

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

a. Labor Day – no report.

b. Nominations – no report.

c. Election – no report.

d. Pot Lucks (6:00pm-Utah time- on Board meeting days at the Pavilion) – pot luck is today at Irene's garage, at 2:00 pm.

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

a. Architectural Review - Bill Rodreick said 8 applications have been approved over the summer. Two are big cabins. One was left over from last year. Three are garages, two are large sheds, and at least 6 other projects going that did not require approval. At least 74 properties are currently for sale as of yesterday; these are raw land or cabins.

b. Lot Owner's Complaints - Irene Briggs received complaint about two owners both paying dues. Irene contacted owner and explained extra payment was deemed a donation. Jayne got an email from lots 565, & 566 on Heavenly about the property to the left being in violation of CCRS. Rail fence is broke down, walk way broke down. Property is an eye sore. Cheryl to draft letter for Board approval. Architectural committee to send letter.

4. Old business:

a. Road dust control. We have approval to go forward, are locked into cost factor, and are not locked into mag chloride. Bill Moser said the clay based product was not compatible with type 2 that we have. Dust Busters from Delta said mag chloride product is 30% chloride, 70 % water. Other option is Rocky Mountain. Kim from Page said he would beat anyone's price. We will have three choices for bids. Cheryl to review info about possible grants. Discussion regarding getting bids by the January meeting, or this spring. Companies to submit two bids, one for mag, and one for alternative. We should do something this spring. Road from the barn to Highway 14 is about 1.8 miles. There are roughly 17 miles of roads within Swains subdivision. Last estimated cost for mag per mile was \$3-4,000, or about \$72,000 for 18 miles. With 842 lots, paying \$75 each, we should have \$63,150.00. Assessment and dues notice goes out by early February. We may have to reach into Reserve and may lien properties for non-payment. If mag chloride cost is \$3,500 per load, cost would be \$55,000. Contract to specify product.

5. New business:

a. The Query at the 8/16/08 board meeting was addressed at that meeting. Jayne received an Email/petition to complain about road at Swains. Petition to be sent to County. For more information, leave message at 435-644-5312, Lisa Castell-Bates. Link www.kane.utah.gov/deptinfo.cfm?deptID=10

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

7. Meeting schedule: January 10th, 2009. at 10:00 AM in St. George, Utah, at Community Association Management, 410 East Tabernacle, Suite B, St. George, Utah 84770

Cheryl Case moved to adjourn. Jayne seconded. Meeting adjourned at 11:25 am.

Respectfully submitted, Cheryl Case, Secretary