

May 29, 2010, minutes of Board Meeting
Of Swains Creek Pines Lot Owners Association

Meeting called to order at 10:07 AM. Bill Moser, Cathy Jones, Bob Runkle, Paul Hicks, Jayne Alcorn, and Dale Gardner present. Bill Rodreick, Manager, also present. Janelle & Spike reported that they were unable to attend. Tanya Garreaud not present.

Secretary's report: Dale Gardner – Cathy Jones moved to accept the Jan. 9, 2010 minutes. Seconded by Jayne Alcorn. Motion carried. Jan. 9, 2010 minutes accepted.

Treasurer's report: Cathy Jones – Total current assets are \$219,056.56, total liabilities and capital are \$. Total assets are \$422,217.83. Year-to-date net income (before road improvement fees) is \$60,725.53. \$54,235.94 has been collected for road improvement fees. \$60,300 was budgeted. 62 lots have not yet paid road assessment. Paul moved to accept the **Treasurer's report.** Bob seconded. Motion carried.

Manager's report: Bill Rodreick.

1. Over the winter, 35 road signs were damaged from the snow and the snow plows. Bill has repaired most of them.
2. Some fish survived over the winter. Bill had 800 lbs. of fish planted this past Thursday. The price has been the same for 3 years. We will not be purchasing Tiger trout from Albrecht Farms in Richfield, UT. We had considered purchasing the Tiger trout to eat the weeds in the pond, but since they eat the chubs and minnows in the pond, and not the weeds, we will not be making this purchase.
3. The well system is almost complete. Jeff Hoyt was going to test the pumps last **week, but didn't do it.** A 4 x 6 pad will be laid for the barn next week. Both wells will have a cover.

Committee reports:

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

1. Liens. The 2nd late fee assessment for 62 lots will go out June 1 (\$20 assessment). All of these will be turned over to the collection company. If dues are not paid by July 1, a lien will be filed. The delinquent dues will be turned over to the Vial Farthingham law firm and the collection process will begin. The law firm will add \$150 to each outstanding lien. The property owners will pay the collection fee, rather than the Association paying this fee. So far this year there have been 47 liens.
2. Reserve to Preserve – Irene and Cathy discussed the purpose of this account which is to replace our assets. They made a list of items covered by the reserve to preserve, with their possible dates of purchase. Around 1990 we dredged the pond for a cost of around \$36,000. Cathy discussed finding lot owners who have the knowledge to help us estimate the value of our current assets and the estimated replacement costs. The replacement costs from 15 to 18 years ago are probably outdated. Cathy also suggested putting together a list of contractors and getting bids from them on what it might cost to replace the barn, pavilion, storage building, and dredging the pond. We will add folding tables to the reserve to preserve.

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

1. Security – Using security cameras at the barn was discusse. Spike has some equipment that we could use. We will ask him how much he would charge us. Bill also has names of 3 other companies that provide this service.
2. Public Easements - None
3. Insurance - we are current & up to date. Runway insurance stayed the same.

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

1. Water & Pond – There is lots of water in pond. Water is being released.
2. Roads, Parking, Runway & Facilities – Desert Mountain is scheduled to lay dust abatement product on June 2, 3, & 4th. Paul got a bid for \$62,279.90. This year, they will start at unit 3. Roads have already been bladed. The water trucks will be here. Burt Harris assured us that the 2 water trucks and blades will be here Tuesday. We will be charged \$2 per 1,000 gallons. Bill will use our water truck for Harris Ranch since the county will not go back there. There will be 2 spray trucks. We need people to help block roads, etc. We have enough money for the 90% payment which is due upon completion. We have \$5,043 set aside in the budget that we could use temporarily to pay the 10% balance. This 10% is due if we are satisfied with the work.
3. **Cattle won't be here until late June or July.**
4. Pavilion screens: Aztec Upholstery in Las Vegas has bid \$3700 plus tax. This is for materials. Labor not included. Bill offered to go to Las Vegas to pick it up.
5. Lifetime tables: Each table costs \$76 plus tax. We need about 25 tables. Bill Moser will pick them up from Costco. Jayne made a motion that we purchase up to 25 tables at a price of \$76 plus tax. We will sell the wider tables for \$20 at the stop shop & swap. Dale seconded. Motion approved.
6. Horse corral fence: A tentative date of June 12 & 13 has been set for putting up the fence. There is a possibility that the creek may be running too high to stick to this date. Horse owners will be contacted to request their assistance. Some of the caps may need **to be replaced, but we don't need any more material. Tom Cullen, the** electrician we used to put up the new fence, is donating his time to help put up the fence.
7. There will be a snow removal fee increase. There is a \$300,000 deficit. We will be charged \$120 plus \$100 emergency. The total per lot will be \$220. The \$100 emergency money will be used for the purpose of making up for the \$300,000 deficit. Then in 2011, the fees will be \$135 per lot, without the \$100 emergency fee.

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

1. Newsletter – No news
2. Fire & E.M.S. – There was one cabin fire Easter Sunday morning in Meadowview Heights. The cabin was a total loss. We are going to be short fire & EMS personnel.
3. Personnel – Bob Runkle will continue being the liaison with personnel.

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

1. Archery equipment is being ordered. We are purchasing 3 new sets of bows @ \$119. We need 6 inch, 4 x 4 Styrofoam backing.
2. We discussed reducing the number of people on the board. We will try to do a better job recruiting. We will leave the number of people the same. We can advertise on the bulletin board at the Stop, Shop & Swap that we will have openings for 4 new board members.
3. Stop, Shop & Swap: We discussed increasing the fee to \$10 next year. Money will go to playground equipment. Kathy Rodreick does not want the fee increased. She suggests we accept donations to go towards equipment. Cathy put together a map of the location of the equipment. We will keep the fee \$5.
4. Road clean-up is scheduled for June 5, 10 am Utah time. Volunteers meet up at barn to pick up vests.
5. Bulletin & message board: Bill will make the board. It will be similar to the type of boards that the forest service uses. It will be at least 8 foot long. Four feet will be dedicated to Swains, the other 4 feet will be for communications between people here at **Swains...no** for sale items.
6. We have a 911 emergency phone outside the barn. Spike has a waterproof box for it. Bill would like to move the defibrillator next to the phone.

F. Architectural Committee – Bob Runkle, Chairman. Paul Hicks, Vice-Chairman.

1. Architectural Review – No new building plans received.
2. **Lot Owner's Complaints – The Arellano's requested setting up a 27-foot travel Fleetwood trailer on their lot until they built their cabin.** The board approved placing the trailer there.
3. There will be no wi fi at the barn.

G. Old business: Rentals: CC&Rs from Unit 1 state that lot owners can rent to friends & family to help pay expenses. **There is no other mention in the CC&R's. We need** to have our attorney let us know what rules we can apply. Our goals and questions for the attorney include:

- a. Recoup funds for damage to roadways;
- b. Developing rules for fishing at the pond;
- c. Expecting renters to follow our rules & regulations.
- d. What are we able to assess the property owner if one of the renters breaks the rules?
- e. We need a document with rules that need to be signed. We would like to **penalize property owners that don't inform us that they're renting their cabin.**

Goal: impose fines; more control over the pond; make sure owners inform renters; yearly impact fee; rental agencies need to be informed of our rules & regulations; A committee will be formed: Irene suggested that we use Bruce Jenkins out of St. George as our attorney. Irene will be speaking with him about this. Dale will be on the committee, Doug Williams (lot owner), Bob Runkle, & Irene will be on the committee.

JB Investments is asking that Lot 1 and their other lots were that used for road widening not be required to pay SCPLOA dues. Bill contacted JB Investments

regarding Lots 42-46 in unit 1. If they provide documentation from the county that these lots are unbuildable, we will waive the fees.
Bill will initiate further discussion with JB Investments based upon board recommendations. Further discussion will take place next board meeting.

Action Item: We need name plaques for Ralph Sheetz, Leon Dawes, **and Calvin “Buddy” Madden.**

5. New business:

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

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

Cathy moved to adjourn. Jayne seconded. Motion carried. Meeting adjourned at 12:28 PM.

Respectfully submitted,
Dale Gardner, Secretary