

August 15, 2009
Minutes of Board Meeting
Swains Creek Pines Lot Owners Association

Meeting called to order at 10:06 AM. Alan Zellhoefer, Frank Pearce, Cathy Jones, Bob Runkle, Paul Hicks, Jayne Alcorn, Bill Moser, and Dale Gardner were present. Cheryl Case had a pre-arranged absence. Bill Rodreick, Manager, also present.

Secretary's report: Dale Gardner for Cheryl Case - Cathy Jones moved to accept the July 19, 2009 minutes. Seconded by Jayne Alcorn.

Treasurer's report: Cathy Jones - The total cash balance declined \$13,411 in July due to two factors. One was the \$5,948 spent on the horse pasture fence; the other factor was expenditures that incurred a net loss of \$7,461. We have 45 lots left to pay dues. We also collected some late fees and some liens over the course of this past month. The total income so far year-to-date is \$66,983.52.

Under expenses, we paid our annual director's insurance. We will be moving the horse corral to a fixed asset, so it will be on the balance sheet.

About 45 lots have not paid the road improvement fees. The additional \$6,400 has been paid to Desert Mountain.

Paul Hicks moved to accept the Treasurer's Report. Frank Pierce seconded. Motion carried.

Manager's report: Bill Rodreick - Bill is hoping to do a third fish plant in a couple of weeks depending on the water level. He repainted the wall maps of Swains, which will now be placed side-by-side on the wall of the pump house/bathroom. In addition to this, Bill also completed painting all the road signs with the proper street names. The elk bow hunt season has begun. Only three building permits have been pulled on all of Cedar Mountain, one of which is from Swains. The pay phone outside the barn belonged to a company that has gone out of business. It does not work. Bill has checked with the sheriff and others and has requested that we get a phone that only dials 911 for emergency situations. He hasn't yet received a response. There is a 911 emergency phone situated outside the fire station. Zion's View Estates has a battery radio type phone. We would like to have something for people to use in case of emergencies. Bill might take down the current telephone and store it in the barn in case the owner of the phone decides to take it back.

There were two ATV accidents. Both incurred serious injuries. The Lydia Canyon fire, which runs into Sky Haven, is being monitored by the fire department since there are still a few hot spots.

Committee Reports:

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

- a. Liens - 45 liens will be filed next week.
- b. Reserve to Preserve - Cathy and Irene will be going over this account, making sure the assets are sufficient. Frank suggested that there be two subtotals: One for land assets,

and one for depreciable assets. This will be discussed further at the October meeting. The balance in the reserve to preserve is \$74,323.

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

- a. Insurance - board insurance has been renewed.
- b. Security - we need more help from the sheriff's department. Concern was raised about people coming around putting flyers on doors. This is not illegal.
- c. Public Easements - no change.

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

- a. Water & Pond - Our budget will only allow for a partial plant. We have enough money for 600 pounds of fish. The old spillway had to be removed. The contractor build a new concrete spillway which is a little higher, larger and better than the old one. Water will no longer be going across the road, with the exception of some drainage from the parking lot.

Over the next couple of months, Dale will be contacting Wildlife Habitat (a federal program) and Fish & Wildlife Partners in an attempt to get a grant to help us dredge out our pond and create an island for migrating water fowl. The parking lot had gravel delivered to replace what was lost.

- b. Environmental & Fence - Dee Ewing reported that about 3 weeks ago, cows got into Swains via the south end. About 100 feet of fence was down. Bill repaired it. So far, that is the only intrusion. Merlin Esplin repaired the southeast portion of the fencing.
- c. Roads, Parking, Runway, & Facilities - The runway has not been rolled since Bill has not been able to pull out his equipment yet. It's still in good condition, though.

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

- a. Newsletter - the next newsletter will be in January.
- b. Fire & E.M.S. - The snow plowing assessment will be increased \$17.50 per lot. The total per lot will be \$102.50. Water was removed from the 3rd pond to fight the Lydia Canyon fire.
- c. Personnel - Bob Runkle reports that the manager is doing a fine job.

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

- a. Labor Day - Theresa Zellhoefer needs more volunteers for Camp Golden Eagle. The fire chief has given us a permit for our fire. Theresa has ordered the meat which consists of: beef, 50 pounds of turkey, and pork roasts. Corn will also be purchased.
- b. Nominations - done.
- c. Election - The count of mailed in ballots will be on Friday, August 4, at Theresa Zellhoefer's cabin.
- d. Pot luck - Bring a meat dish to share. 6:00 PM Utah time.

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

- a. Architectural Review - Bob Runkle reports that one cabin is being built. No other requests for applications have been received.
- b. Lot owners' complaints - none.

G. Old Business

- a. Road dust control - done for this year. We received 10 tons more than we had expected.

Desert Mountain met its competitor's price of \$6,400. Cliff, our original salesman, never told the owner of the company about the problems we were having. Alan Zellhoefer complimented the workers that sprayed our roads. He and Bill supervised the entire process. Alan rode with the truck while it was being sprayed. A HUGE thank you to Burt Harris of the Kane County Road Department for sending up the water truck. Burt sprayed from 11:30 am until 5 pm. Bill Rodreick took over the spraying the next day.

- b. Horse Corral - horses are in the corral. The fence has been turned on. Nine signs are up warning about the hot wire. The hot wire will be rolled up sometime in September. To date we have paid \$5,969.53. We still owe Randy \$1,115, which includes parts and the electrician's fee. The total cost will be \$7,377.89, unless there are additional charges from Rudy. Sixteen lightning rods were installed to protect the system. Lot owners need to contact Bill to arrange for use of the pastures. Bill will bring in the solar panels when the pasture is not being used. Alan suggests padlocking the fencing. Bill Rodreick will have the key.

- c. K.C.W.C.D. - the restroom roof trusses were ordered. They are expected to be delivered on Tuesday. The old restroom roof will be removed and replaced with a higher roof. Both well heads will remain here. They will be covered and protected from snow removal equipment. The vault has been covered with an insulating pile of sloped dirt, some of which will be removed. Large boulders will be placed around the perimeter of the sloped dirt to protect the vault. The restroom will be covered and usable by the Labor Day weekend. The water pressure in Unit 3 has been greatly increased.

- d. Rules & Regulations - Frank Pearce distributed a list of updated rules and regulations. Jayne suggests adding shutting down trailer generators after 10 pm to rule #6. We can add the words, "For your information...." to preface the new Utah law about underage ATV drivers. A lot owner suggested that we assess an impact fee to contractors who are building cabins or additions. These funds would go to road maintenance. Since the roads are county roads, and Kane County already assesses an impact fee, we have no power to assess our own fees. It was decided that board members will review the list of rules and regulations and email Frank before the October meeting. Frank will present the new revised rules and regulations, and board members will vote on the changes. Irene has asked Parks & Rec for 1,000 packets with the new ATV rules and regulations. She hopes to have these ready to be distributed during the Labor Day weekend.

- e. Rules for renters will be carried over until the October meeting.

H. New Business:

a. Purchase of button making machine and accessories. Bill Moser borrowed a button making machine. He designed and printed out buttons for 1st, 2nd, and 3rd place winners for each Camp Golden Eagle event. The purchase price of our own button making machine is \$425. The machine is guaranteed for life. Each button would need a mylar disc to protect the button. To make 100 buttons costs \$218. Bill's idea is that each child who pays the \$15 fee to take part in Camp Golden Eagle's activities would get a button. Paul Hicks made a motion that we provide up to \$1000 for the machine and its parts. Frank Pearce seconded the motion. The motion carried. This will replace the budget for ribbons and badges.

b. Wi-fi spot at the barn. Irene called South Central, and for a monthly fee of \$25.95 plus taxes, we could have DSL service available at the pavilion. We would need to purchase a router for \$100. One option is to do seasonal shut down (6 months on, 6 months off). The decision will be tabled until the October meeting.

I. Lot owners to address the board:

None

J. Meeting schedule:

September 6th (annual), October 3rd, and January 9, 2010.

Bob Runkle moved to adjourn. Seconded by Paul Hicks. Motion carried; meeting adjourned.

Respectfully submitted,
Dale Gardner, Acting Secretary
By Cheryl Case, Secretary