

**September 2, 2007 minutes of Annual Board Meeting
Of Swains Creek Pines Lot Owners Association**

Meeting called to order at 1:00 PM. Alan Zellhoefer, John Ewing, Frank Pearce, Jayne Alcorn, Gary Decker, Cathy Jones, Andy Osterhout, Dale Gardner, and Cheryl Case present. Bill Rodreick, Manager, also present.

Secretary's report: Cheryl Case – Frank Pearce moved accept the September 1, 2006 minutes. Seconded by Cathy Jones. Motion carried.

Treasurer's report: Frank Pearce – Petty cash account, \$300.00. Reserve to Preserve, \$78,343.92. General fund account \$60,999.40. Cheryl Case moved to accept the Treasurer's report. Seconded by Cathy Jones. Motion carried.

Introduction of Candidates /Voting Procedures: Statements by candidates Cheryl Case, Denette Corrales, Paul Hicks, Frank Pearce, Robert Runkle, and Alan Zellhoefer. Votes submitted.

Manager's report: Bill Rodreick – maintenance is being done. Contact Bill to obtain a copy of the re-written horse rules, and before bringing in horses. Pavilion is available for rent; contact Bill for information. Before you start construction, see Bill or member of architectural committee. The next Highway Clean-up will be September 15, 2007, at 9:30 AM.

Alan introduced the following committees and Board members:

A. Finance Committee – Frank Pearce, Chairman. Dale Gardner, Vice-Chairman.

Treasurer.

- a. Liens
- b. Reserve to Preserve
- c. Annual Lot Owner Dues

B. Legal Issues Committee – Cathy Jones, Chairman. Jayne Alcorn, Vice-Chairman.

- a. C.C. & R.s
- b. Insurance
- c. Security
- d. Public Easements

C. Property & Facilities Committee – John Ewing, Chairman. Andy Osterhout, Vice-Chairman.

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

D. Community Relations Committee – Cheryl Case, Chairman. Jayne Alcorn, Vice-Chairman.

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

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

- a. Labor Day
- b. Nominations
- c. Election
- d. Pot Lucks – (6:00pm-Utah time- on Board meeting days at the Pavilion)

F. Architectural Committee – Gary Decker, Chairman. Cathy Jones, Vice-Chairman.

- a. Architectural Review
- b. Lot Owner's Complaints

Election: Results and Plaque presentation: Cheryl Case, Paul Hicks, Frank Pearce, Robert Runkle, and Alan Zellhoefer were elected to the Board for the 2008/2009 term.

Old business:

- a. Dues increase – Alan stated a \$5.00 dues increase will be proposed.

New business:

- a. Placement of water well for Sunrise Engineering. The current well will not be used. A new well will be installed about 1,000 feet deep, and a building will be built, in a place to be determined.
- b. Magnesium chloride. This issue is being discussed. There are approximately 17 miles of roads in our area. The cost is estimated at \$50-\$75 per lot. Mag chloride must be applied two years in a row, then skip a year, and most likely requires a third application the next year. Our area is receiving nearly \$2 million from county for road improvements; we still have dusty roads. There may be a vote to determine if lot owners would want a special assessment. Mag Chloride can last two to three years. Roads must be prepared before treatment. Culverts will be installed; P.C.I. will decide who gets a culvert. You may post a request for a culvert on your property. Main road construction is the continuation of the water system from our area. There was discussion regarding a per lot, or per owner, assessment. A portion of Apache trail was graded, but is not a designated county road and will not be improved. A lot owner stated she appreciated the road improvements. John Grul, lot 69 Pintetree, cautioned lot owners as he was billed by KCWCD for work which was not performed.

Open meeting: lot owners to address the board:

A 50' long, 2" fire hose has been donated to the Association.

There was discussion regarding the dry pond, and the possibility of making an island for habitat.

There was discussion regarding ATV abuse. Lot owners are encouraged to review the rules & regulations with their guests. ATV users are encouraged to use the trails outside the development.

A Kane County representative has said our roads will be plowed in the winter.

A straw poll of the audience indicated lot owners want to pursue the option of mag chloride.

Weather information is available on links from our website, swainscreekpines.com.

Meeting schedule: October 13th, January 12, 2008

Robert Runkle moved to adjourn. Seconded by Dennett Corrales. Meeting adjourned at 1:55 PM.

Respectfully submitted, Cheryl Case, Secretary