

January 20, 2007, Minutes of Board Meeting
Of Swain's Creek Pines Lot Owners Association

Meeting called to order at 10:00 AM. Alan Zellhoefer, John Ewing, Irene Briggs, Andy Osterhout, Gary Decker, Frank Pearce, Robert Storie and Cheryl Case were present. Bill Rodreick, Manager, was also present. Gayle Cromer was not present.

Secretary's report: provided by Cheryl Case. Motion by Frank Pearce to accept the October 7, 2006 minutes. Seconded by Robert Storie. Motion carried.

Treasurer's report: Irene Briggs stated the positive cash flow for 2006 was \$22,299.73, an increase over the budgeted amount of \$11,147.40. \$14,502.48 was deposited into the Reserve to Preserve account. Motion by Frank Pearce to accept the Treasurer's report. Seconded by Cheryl Case. Motion carried.

Nomination of officers: Cheryl Case nominated Alan Zellhoefer to act as temporary Chairman. Seconded by John Ewing. Alan was elected temporary Chairman. Meeting adjourned. New Board members seated.

Meeting called to order at 10:10 AM. Alan Zellhoefer, John Ewing, Frank Pearce, Andy Osterhout, Gary Decker, Jayne Alcorn, Dale Gardner, Cathy Jones, and Cheryl Case were present. Bill Rodreick, Manager, was also present.

Nomination of officers: Cheryl Case nominated Alan Zellhoefer to act as Chairman. Seconded by Jayne Alcorn. Alan was elected Chairman. Jayne nominated John Ewing to act as Vice-Chairman. Seconded by Cheryl. John was elected Vice-Chairman. Gary Decker nominated Cheryl as Secretary. Seconded by Jayne. Cheryl was elected Secretary. Gary nominated Frank Pearce as Treasurer. Seconded by Cheryl. Frank was elected to act as Treasurer.

Frank Pearce suggested restructuring the committees. Following discussion regarding the committees and their functions, Frank moved to adopt the proposed reconfigured committees and accept those who volunteered to be Chair and Vice-Chair of those committees. Seconded by John

Ewing. Motion carried. The committees were established as follows:

1. Finance Committee – Frank Pearce, Chairman. Dale Gardner, Vice-Chairman.
 - a. Treasurer.
 - b. Liens.
 - c. Reserve to Preserve
 - d. Annual Lot Owner Dues

2. Legal Issues Committee – Cathy Jones, Chairman. Jayne Alcorn, Vice-Chairman.
 - a. C.C. & R.s
 - b. Insurance
 - c. Security
 - d. Public Easements

3. Property & Facilities Committee – John Ewing, Chairman. Andy Osterhout, Vice-Chairman. Dale Gardner & Jayne Alcorn volunteered to assist.

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

4. Community Relations Committee – Cheryl Case, Chairman. Jayne Alcorn, Vice-Chairman. Jayne stated Karen Kegley has agreed to continue doing the newsletter.

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

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

- a. Labor Day
- b. Nominations
- c. Election
- d. Pot Lucks

6. Architectural Committee – Gary Decker, Chairman. Cathy Jones, Vice-Chairman. Bill Rodreick agreed to assist.

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

Manager's report: Bill Rodreick stated the water system is up and running, in the spring we will need connections from the barn to the restrooms and pavilion. Jeff Hoyt confirmed we can deliver water until June 30. After June 30 it will be illegal for us to deliver water. There was discussion regarding the need for lot owners to connect to the system. If weather does not permit trenching, a brief extension of the June 30 deadline may be requested. Bill stated the GMC truck will go to the Kane County Water Conservancy District when we no longer deliver water; we will keep the Chevy for maintenance on the runway, fire prevention, and emergencies. Less gas will be used. There were 1,268 water deliveries in 2006, 162 loads more than in 2005. The 2006 water report was mailed on the 16th. The Pond Permit And Fish Report was given to Irene Briggs today. The big water tank is empty; the fill line may have been severed. Two families draw water from the line. This will be checked in the spring. Bill stated Vi Hughes passed away two weeks ago. Vi was involved in many functions in Swains, and will be missed. Following discussion, Bill stated a person in Strawberry delivers water. There was discussion regarding the roads and improvements expected this year.

Committee reports:

Budget: There was discussion regarding the Transfer Fee, and the need to make modifications to the budget for water related income and expenses. Possible modifications include lowering the estimated income from water services from \$25,000 to \$10,000 and lowering the budget for fuel from \$5,000 to \$3,000. Following further discussion, Gary Decker moved to accept the budget

for 2007 as prepared. Seconded by John Ewing. Motion carried. Budget will be reviewed and modified to adjust for the water related income and expenses at a later date.

Liens: Irene Briggs stated there are 9 properties with liens for 2006. This is down from 29 liens when she started on this committee.

Reserve to Preserve: Irene Briggs stated the contribution was made.

Labor Day: no report.

Water and Pond: no report.

Insurance: Irene Briggs provided letter from Carla Corn; the insurance company's inspector recommends a containment dike around the above-ground fuel storage tank to minimize loss. Following discussion, John Ewing moved to get rid of the fuel tank on or before August 30. Seconded by Gary Decker. Motion carried.

Meeting recessed at noon.

Meeting recalled at 12:09 PM. Motion by Frank Pearce to hold an executive session with attorney Ed Robbins. Seconded by Gary Decker. Motion carried. Meeting recessed at 12:10PM.

Meeting resumed at 12:28 PM. Alan Zellhoefer stated an executive session was held and the Ablhanai / Lloyd lawsuit will go forward.

Environmental & Fence: no report.

Roads, Parking & Facilities: no report.

Fire & EMS: Jayne Alcorn stated they have a new fire truck, and a new ambulance. Jayne stated a person taking pictures at Strawberry fell over the edge and did not survive. Please be careful. Basic EMT classes start February 2; applications are due January 26. Classes are Monday and Wednesday from 6PM – 10PM, and Saturday from 8AM – 6PM. The \$600 fee will be waived if you sign an application to volunteer for one year. Contact Jayne for more information.

Newsletter: Irene Briggs stated the newsletter will be mailed the end of January; she needs the newsletter one week before. Cheryl Case requested information be provided to Karen Kegley by Wednesday.

Elections: no report.

Personnel Supervisor: no report.

CC&R's: no report.

Nominations: no report.

Architectural: no report.

Water Conservancy: no report.

Old business: - Mike Oliphant, lot owner and owner of Advanced Security Products Inc., stated a camera could be mounted at the barn, and battery powered illuminated vests are available

for \$65.00. Following discussion, Frank Pearce moved to buy six vests. Seconded by John Ewing. Motion carried. Vests to be purchased, and delivered to Irene Briggs. Following discussion regarding putting cameras at the barn, Mike agreed to bring additional information and a demonstration to the next meeting. Irene stated Mike has provided information regarding security, which will be included in the next newsletter.

Jayne Alcorn requested the next newsletter include that no trailers are to be parked at the barn, and suggested the phone number be included for those with complaints about the parking lot near the Highway. The parking lot near the Highway was not plowed over the holiday.

New business:

There was discussion regarding work performed by the Treasurer, Budget Committee, Lien Committee, and Reserve To Preserve Committee. Frank Pearce stated most Associations hire out these duties. There was discussion regarding the proposal submitted by Irene Briggs. Motion by Frank Pearce to contract with Briggs Business Services to provide the functions outlined in the proposal at a cost of \$2,300 per year. Discussion regarding services. Motion was Seconded by John Ewing. There was discussion regarding work performed for Computer & Printing Services, and the budget approved to pay \$2,500, up from \$2,000 per year. Frank amended Motion to include the work for Computer & Printing Services is being done by Briggs Business Services. Amendment accepted. Board members voted in favor, except Jayne Alcorn who voted against. Motion carried. Motion by Gary Decker that ongoing services by Briggs Business Services be authorized to continue at the \$2,500 fee, and that the vendor be named in the Budget. Seconded by Frank Pearce. Alan clarified the Motion is to identify the line item in the budget. Motion carried.

New Business: Cathy Jones requested the rule for use of the corral be reviewed. Bob Runkle stated the CCRs require people be here when their horses are in the corral. Following discussion, it was agreed this issue would be revisited at the May meeting; the existing rules may be updated.

Andy Osterhout requested contact information for those who put horses in the corral; horses were outside the corral last year. There was discussion regarding the dumpster parking area, and improving the corral fence.

Buddy Madden requested financial information be provided. Alan stated Irene Briggs could provide the information.

There was discussion regarding ATV problems last year, and problems caused by people who did not own lots.

Gary Decker suggested the term limit for Board members be changed.

Jayne Alcorn stated there is an ice skating rink at Duck Creek; donations are accepted at businesses in Duck Creek and the rink is available for public use.

Meeting schedule: The following dates were selected for 2007 meetings: May 19, June 9, July 28, August 18, September 2 (annual meeting), October 13. The January meeting will be January 12, 2008.

Motion to adjourn by Cheryl Case. Seconded by Frank Pearce. Motion carried; meeting adjourned at 1:36 PM.

Respectfully submitted,

Cheryl case, Secretary

NOTE: Deadline to submit information for the newsletter to Karen Kegley was later changed from Wednesday to Monday, January 22.