

**January 12, 2008, minutes of Board Meeting  
Of Swains Creek Pines Lot Owners Association**

Meeting called to order at 10:00 AM. Alan Zellhoefer, Frank Pearce, Cathy Jones, John Ewing, Jayne Alcorn, Dale Gardner and Cheryl Case present. Bill Rodreick, Manager, also present. Andy Osterhout and Gary Decker, were not present. Andy's proxy was given to Alan Zellhoefer or Frank Pearce.

Secretary's report: Cheryl Case – Frank Pearce moved to accept the October 13, 2007 minutes. Seconded by Cathy Jones. Motion carried.

Treasurer's report: Frank Pearce – Petty cash account, \$300.00. Reserve to Preserve \$79,148.46. General fund account \$25,550.57. as of 12/31/07. Cheryl Case moved to accept the Treasurer's report. Seconded by Cathy Jones. Motion carried.

Nominate temporary Chairman: Cheryl Case nominated Alan Zellhoefer to be temporary Chairman. Seconded by Dale Gardner. Motion carried. Alan elected temporary Chairman.

Adjourn: Cheryl Case moved to adjourn. Cathy Jones seconded. Motion carried. Meeting adjourned at 10:05 AM.

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

Bob Runkle nominated Alan Zellhoefer to be Chairman. Seconded by Frank Pearce. Alan was elected Chairman. Jayne Alcorn nominated John Ewing to be Vice-Chairman. Cathy Jones seconded. John was elected Vice-Chairman. Frank Pearce nominated Cathy Jones to be Treasurer. Seconded by Bob Runkle. Jayne Alcorn nominated Frank Pearce to be Treasurer. Frank declined. Cathy was elected Treasurer. Frank Pearce agreed to assist. Frank Pearce nominated Cheryl Case to be Secretary. Bob Runkle seconded. Cheryl was elected Secretary.

Committee assignments were made (see below).

Manager's report by Bill Rodreick. Rudy's snowplowing equipment has broken down; he is having trouble finding places to push the snow. There is an estimated 7 feet of snow so far this year. Last year approximately 136 loads of water were delivered. The State of Utah Division of Drinking Water has been notified that we are now under Kane County Water Conservation District. The water tank at the barn and the two old gas water pumps were sold. Forms to reserve the pavilion have been made and information will be on the website. The water delivery box will be a suggestion box and a "form delivery box". Bill thanked Mike Kempf and Butch Davis for the tree pruning work they did on Harris Spring Road by camp golden Eagle. Frank Pearce complimented Bill on the "no parking signs" at the barn.

**Committee reports:**

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

- a. Liens -no report
- b. Reserve to Preserve - addressed in section (d).
- c. Annual Lot Owners Dues / Dues Increase - addressed in section (d).

Budget approval – There was discussion regarding the budget. Bill Roderick estimated the cost for mag chloride at \$48,712.65 based on just under 15 miles in Swains, running to the first cattle guard toward Highway 14, and based on average road width 24 feet. Estimate comes to \$60.89

per lot. Irene Briggs stated there would be no need to fund the Reserve to Preserve account for about 5.3 years, based on assets eliminated and re-apportionment of accounts. Following further discussion regarding 2008 income and expenses, Frank Pearce moved to increase the dues by \$5.00 per lot this year. John Ewing seconded. Motion carried. Frank Pearce moved to accept the revised budget. Cathy Jones seconded. Motion carried.

Meeting recessed at 11:15 AM.

Meeting resumed at 11:25 AM.

- d. Managers Contract –Following discussion, new contract amended to reflect Bill is to be reimbursed for fuel used in all duties on the job. Frank Pearce moved to accept the management agreement with the modification. Jayne Alcorn seconded. Motion carried. Bill signed the contract as is; modifications will be provided in May. Alan thanked Bill for his work.

**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 - Bob Runkle stated one cabin was broken in to in September.
- d. Public Easements - no report

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

- a. Water & Pond – Jayne Alcorn stated we may have an extra fish plant this year.
- b. Environmental & Fence - no report.
- c. Roads, Parking, Runway & Facilities – Next spring Swains may get some additional culverts. The county requires 12" culverts. Lot Owners may contact the County, or install their own culvert 12". A new plat map with utility easements and new road easements for the Harris Spring roads will be sent to the fifteen lot owners in Harris Spring. The attorney for those lot owners is preparing a request for road dedication. All fifteen Harris Spring lot owners must sign off to dedicate roads; if roads are dedicated the County will maintain them. If roads are designated as community roads, those lot owners would maintain them. This does not affect snowplowing. Dale Gardner supports the magnesium chloride.
- d. Water Conservancy - no report.

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

- a. Newsletter – news is due today. Cheryl will ask Karen Kegley to continue the newsletter.
- b. Fire & E.M.S. – The new Cedar Mountain Medical/Urgent Care Clinic will open February 1. Regular winter business hours will be Saturday, Sunday, and Monday from 8:30 to 5:00. For appointments please call (435) 682-4161. Clinic is at 4 Move Ranch Road (formerly Jacobs Construction office, in Duck Creek).
- c. Personnel - previously discussed.

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

- a. Labor Day - results from questionnaire will be reviewed.
- b. Nominations - no report.
- c. Election - congratulations to those elected to serve on the Board.
- d. Pot Lucks (6:00pm-Utah time- on Board meeting days at the Pavilion) – no pot luck today.

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

- a. Architectural Review – Colors were picked, information was mailed directly to the lot owner. Building to be painted in the spring. There is a time schedule.
- b. Lot Owner's Complaints - no new complaints.

**G. Old business:**

- a. Magnesium Chloride was discussed above. This issue will be include in the questionnaire. Dale Gardner, Cathy Jones, Jayne Alcorn, and Frank Pearce volunteered to review the responses. Questionnaires may be picked up from Irene, or they can be mailed.
- b. Water well location for Sunrise Engineering – Alan was contacted by Sunrise. They need to

put a well in by our well and are considering the area near bathrooms/runway, or near the barn. They are no longer considering the area across the road. The building would be about six feet tall.

- c. Questions to be mailed out with the dues notice - previously discussed.

Bill Rodreick estimated a cost of \$1500 for an office at the barn. Frank Pearce requested this be considered as a capital expense with funds coming out of the Reserve to Preserve. There was discussion regarding including a fax machine.

**d. New business:**

- a. Meeting schedule for 2008: May 17<sup>th</sup>, June 14<sup>th</sup>, July 19<sup>th</sup>, August 16<sup>th</sup>, August 31<sup>st</sup> (annual meeting), October 4<sup>th</sup>, and January 10<sup>th</sup>, 2009.

Board members agreed to reserve the same conference room in St. George for the January 2009 meeting.

**I. Open meeting: lot owners to address the board:**

Buddy Madden raised the issue of insurance and possible duplication with the Reserve to Preserve account. Robert London raised the issue of roads and the need to reduce speeding. Irene Briggs stated the Sheriff informed the Cedar Mountain Advisory Council to involve Sheriff more often. There was discussion regarding posting a wood sign to advise people to report violations by calling the Sheriff. There was discussion regarding installing additional traffic signs, which cost at least \$150.00 per intersection.

Bob Runkle moved to adjourn. Seconded by Cathy Jones. Motion carried. Meeting adjourned at 12:25 PM.

Respectfully submitted,

Cheryl Case, Secretary