

**July 20, 2008, minutes of Board Meeting
Of Swains Creek Pines Lot Owners Association**

Meeting called to order at 9:05 AM. Alan Zellhoefer, Bob Runkle, John Ewing, Paul Hicks, Cathy Jones, and Cheryl Case were present. Bill Rodreick, Manager, also present. Frank Pearce and Jayne Alcorn were not present; their proxies were given to Cheryl Case. Dale Gardner was present at 9:30 AM.

Secretary's report, Cheryl Case – Paul Hicks moved to accept the June 14, 2008, minutes. Cathy Jones Seconded. Motion carried.

Treasurer's report, Cathy Jones - total asset are \$348,412.11. Income and expenses reviewed. Bill Rodreick has been working 6 hours instead of 8 hours. There was an emergency fish stock and we are negative \$150.00 in the budget for fish. The tractor was sold. Funds from that sale were deposited in July. The tractor it will be taken off assets. We are over budget in propane gas as the tank is only filled about every third year. Propane was \$232 instead of \$100. Cheryl Case moved to accept the Treasurer's report. Paul Hicks seconded. Motion carried. Account balances are: Petty cash \$300.00, Reserve to Preserve \$79,703.04, General account \$67,690.20. Total funds are \$147,693.24.

Manager's report, Bill Rodreick – The new tractor and trailer work great. There was a third fish plant. Bill has rolled runway three times, and sprayed weeds. Lot owner Ed Swain donated an HP all in one fax/copier/printer/scanner. Materials delivered from Home Depot for the office are \$1,401.01. Price is good through 7/24 and does not include electrical, or shelving. Office would be a complete enclosure, with a window, door, and lock. Bob Runkle has extra electrical wire, Alan has extra electrical boxes. Cheryl Case moved that Bill Rodreick proceed with the purchase. Seconded by Paul Hicks. Motion carried. There was discussion regarding an airplane that has been parked on the airstrip; ownership is unclear and it may not belong to a lot owner. According to our rules, a lot owner can give permission to use the airstrip. Cathy Jones moved to create a policy that people need to check in if they are not lot owners and sign a form and give contact information. Further discussion. John Ewing suggested parking fees in the amount of \$5.00 - \$7.00 per day, or a monthly fee. There is a current problem with usage of restrooms. Discussion regarding making or purchasing additional signs.

Dale Gardner present at 9:30 AM. Continued discussion. Bill Rodreick or Alan to contact the pilot to determine if permission was given. Bill received one complaint that a plane flew at the level of her balcony, and almost hit the tops of the trees. Bill received the first suggestion in the suggestion box on July 12. "Maintain roads better and more often." The roads are County roads. Dale Gardner is on the Road committee, and will contact Burt Harris of the Kane County road department at (435) 644-5312.

Committee reports:

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

- a. Liens. Irene Briggs sent forty-eight lien letters. Twenty-four property owners have not responded. One email received with promise to pay. Liens will be filed on 28 properties; this represents 23 lot owners.
- b. Reserve to Preserve. Irene Briggs is re-working this to re-appropriate balance on the old truck we no longer have. Cathy volunteered to work with Irene. Cathy will be unable to attend the August and September meetings. Cheryl to read Cathy's bio at September meeting. Frank will do Treasurer's report.

B. Legal Issues Committee – John Ewing, Chairman. Bob Runkle, Vice-Chairman. Cathy Jones to assist.

- a. C.C. & R.s. Bob Runkle to review CCRs for requirement for \$1 million insurance for non-lot owners' planes landing on airstrip. Cathy Jones received question asking if we can rent cabins. CCRs prohibit businesses and lodges. Discussion. Bob Runkle, asked for a review

- of the old newsletter where this was included before. Cheryl to review previous newsletters. Currently Cathy to respond that rental is discouraged. CCRs prohibit lodging and businesses, and the Board strongly discourages rentals.
- b. Insurance - Irene stated our airstrip insurance application is being processed. Premium to be held at \$2,000.00. A substandard company quoted \$850.00. John summarized business practices of some of the new start-up insurance companies. Board members agreed to stay with the \$2,000.00 quote.
 - c. Security - Bob Runkle stated problems are mainly traffic, and guests not informed of Rules. Another copy of Rules and Regulations will be sent with next newsletter. The old auto near dumpsters was pulled out of the creek bed, then moved to dumpsters. It may be picked up on Monday. Western Kane County Special Services District bought land for transfer station. They are responsible for the trash pick up.
 - d. Public Easements - no report.

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

- a. Water & Pond - Dale Gardner stated there are concerns about the weeds in the pond. Following discussion, no weed killer allowed; a carp in that eats weeds and does not reproduce was not an option based on prior experience by John Ewing. If the pond goes dry, an island could be made and would probably control weeds for couple of years. No human access to island. The deep area of the pond may still have liner/bentonite in the bottom. Bill Rodreick to contact Ducks Unlimited to determine if a grant may be available. The pond is loosing over an inch of water per day now. Canadian geese were here for the first time this year.
- b. Environmental & Fence - Price list for horse corral supplies was sent from Jayne to Dale and Cathy. Cathy to work on this. THANK YOU to Gregg Sterrett for fixing the south boundary fence.
- c. Roads, Parking, Runway & Facilities - Dale wants to contact Colorado town who discontinued use of mag chloride, and suggested something be put on just the main road. Ballot question is non-specific. Lignosulfate may be an option. Chip seal was done at Elk Ridge two years ago at a cost of \$800 - \$5,000 per lot and is needed every five years. Discussion regarding use of mag chloride, then changing to another product. The County has approved mag chloride in other subdivisions, and did approve assistance to prepare roads after Water Conservancy finished, including watering the roads down 4 inches so mag chloride would stay. Discussion regarding speed limits. Some other subdivisions are posted 15 mph. Cheryl Case moved to petition the County Road department to lower our speed limit on our internal roads from 25mph to 15mph. Paul Hicks seconded. Motion carried. Dale to contact Karla Johnson to be included on County Commission agenda to request reduction on residential roads to 15 mph.
- d. Water Conservancy - see old business.

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

- a. Newsletter – newsletter has been sent to the printer and will be mailed timely.
- b. Fire & E.M.S. - Volunteers can sign up at the Fire Station.
- c. Personnel – Bob Runkle suggested Bill go back to an eight hour day as his job is requiring more time. The budget is for 8 hours. Bill agreed and will re-post hours. Dale Gardner stated a full sized cougar was seen a few days ago on a deer trail in Unit 3.

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

- a. Labor Day - Schedule of events was reviewed. Gregg Sterrett will do medallions again this year. Schedule to include that people should bring their own drinks to the Sunday pot luck. Another fish plant may be needed for Labor Day, pond level permitting. Funds budgeted for Manager's salary can be moved as Bill was working 6 hours instead of 8 hours. Current price for fish is \$4.25 per pound, or \$2,125 for 500 pounds fish. As to the budget, Paul

Hicks moved to allocate \$2,500.00 to stock the pond at Bill's discretion. John Ewing seconded. Motion carried.

- b. Nominations – there are four candidates for the four positions. Jayne Alcorn, Cathy Jones, Dale Gardner, and Bill Moser.
- c. Election - Mail in ballots must be received by August 27.
- 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 - Bill Rodreick, stated one builder does not have a porta-potty yet. The County Building department was notified three weeks ago. They are using the facility at barn. Bill may start locking the restroom when he leaves. Bob Runkle may assist with this. Another architectural plan has been submitted and will be reviewed. Rudy De La Paz's project is under way; application to be approved.
- b. Lot Owner's Complaints - Building has been painted. Trees to be planted. Walt Lloyd is looking for source for the trees, wants aspens, and wants to plant at the right season. The agreement was for completion in September.

4. Old business:

- a. Road dust control - already discussed.
- b. Water well for Sunrise Engineering. The District will put in an 800 foot well and take our well head. After meeting with Aaron, of Sunrise, and Jeff Hoyt, of the Water Conservancy, the following agreement was reached: They will not attach to the barn; they will attach a 10' x 12' control panel building to the west side of bathrooms. Building will be same paint color, etc. The red areas are the agreed easements, with 20 foot instead of 50 foot easements. Attorneys to review documents. Drilling to be done without creating mud hole. They will not start until after Labor Day. Structure to be 18" to 2 foot rise at well. There will be a trench to the current well. We have the 'OK' to use the hydrant if needed for fire. Bill Rodreick has wet down parking lot and roads around barn/pavilion. Bill to water roads at his discretion. Paul Hicks moved to approve any and all structures submitted to the Board by Sunrise and KCWCD, four by five foot structure under ground, and the easements as reflected on exhibit A. Bob Runkle seconded. Motion carried.

5. New business:

- a. none.

6. Open meeting: lot owners to address the board: none.

7. Meeting schedule:

August 16th, August 31st (annual meeting), October 4th, and January 10th, 2009.

Motion to adjourn by Paul Hicks. Seconded by Cathy Jones. Motion carried. Meeting adjourned at 11:12 PM.

Respectfully submitted,

Cheryl Case, Secretary