

July 28, 2007 minutes of Board Meeting  
Of Swains Creek Pines Lot Owners Association

Meeting called to order at 10:00 AM. Alan Zellhoefer, Andy Osterhout, Frank Pearce, Dale Gardner, Cathy Jones, Jayne Alcorn, and Cheryl Case present. Gary Decker was present at 10:05 AM. Bill Rodreick, Manager, also present. John Ewing was not present.

Secretary's Report – Cheryl Case. Frank Pearce moved to accept the June 9, 2007 minutes. Seconded by Cathy Jones. Motion carried.

Treasurer's Report – Frank Pearce. Petty cash \$300.00. Reserve to Preserve \$78,153.86. General account \$61,565.80. Cheryl Case moved to accept. Cathy Jones seconded. Motion carried.

Manager's Report – Bill Rodreick. Water is no longer being delivered. Tractor has been repaired with Andy's assistance and a part donated by Jeff Rybolt. Some signs are being redone. Sam will cut an access road with culvert near the south end of the runway. Access will be gated. 1268 water loads were delivered last year; 120-125 loads delivered this year. The well has been put back in operation. Water needs to be cleared; Bill will contact Jeff Hoyt. A load of water is kept in the truck for fire suppression. The no burn restriction is still in effect. Jayne Alcorn will check into buying 150' of water hose for fire suppression, and the Fire Department's plan to put in an alarm to alert people of fire or emergency. Red Canyon was awarded the contract to continue the water system from Swains to Harris Flat to service Wolf Creek and the Ponderosa area. A portion of the main road will be one lane road during construction.

Committee reports:

- A. Finance – Frank Pearce, Chairman. Dale Gardner, Vice-Chairman, Treasurer
  - a. Liens – Irene Briggs will file liens on eight properties.
  - b. Reserve to Preserve – Irene Briggs will re-appropriate assets on the Reserve to Preserve accounts to delete water related items. Some items have been fully funded and may be replaced.
  - c. Annual Lot Owners Dues – There was discussion regarding increasing dues by \$5.00. This issue will be discussed at the next meeting.
  
- B. Legal Issues – Cathy Jones, Chairman. Jayne Alcorn, Vice-Chairman
  - a. C.C.&Rs – Irene Briggs has proofed all but one of the CCRs. She will proof the final CCR and submit them to Cathy Jones.
  - b. Insurance – The endorsement card has been received from Gleave insurance for the tennis court area and the area near the pavilion, which have been designated as two “play areas” by the insurance company. Insurance for additional play areas would cost \$67.00 per year. The fuel tank was sold for \$300.00 and has been removed. The bill for liability insurance was received. The runway insurance will be \$2,000 again this year.
  - c. Security – Contact Bob Runkle if you have information about the copper wire stolen from the pump. A Notice from Sheriff is posted at barn about someone

who drills a hole in a cabin, uses putty in the hole, then returns to break into the cabin through a window.

- d. Public Easements – no report.

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

- a. Water & Pond – There is no water in the pond.
- b. Environmental & Fence – No fence repairs have been done other than what Norm & Cheryl Case have done. Merlin’s cows are at the south end, but not in development. The other rancher has not returned calls. If Cline brings cows in on north or east, the fence would need repairs. The fence and gate on Timber Lane are down. A few lot owners have cut the fence. Andy suggested they buy a gate and put it in.
- c. Roads, Parking Runway & Facilities – Roads are being improved and are not as dusty. The road project started three weeks and two days ago; this is a three-month project. Twelve-inch culverts will go in some driveways. Nearly all comments received about the magnesium chloride have been positive. Bob Runkle said the cost was \$100 or more in other developments. If used, mag chloride is applied once per year for two years, and again every other year thereafter. After the roads are improved, mag chloride may not be needed. The issue will be discussed at another meeting. Bill Rodreick will get more information. Wade Heaton is willing to put in two rollbacks over Labor Day weekend for items that do not go in the dumpsters, including slash and large items. People are encouraged to clean up lots. Refrigerators and tires should not go in the rollbacks, or the dumpsters. Irene Briggs to contact Wade to see if we can get them earlier. The next Adopt-A-Highway date is September 15, at 9:30 AM at the barn.
- d. Water Conservancy – previously discussed.

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

- a. Newsletter – the newsletter has been mailed. The next one will go out after Labor Day.
- b. Fire & E.M.S. – There was a fire on a lot in unit 3 in Swains, started by hot charcoal left by a lot owner. No fires allowed, and no fires are allowed in approved fire pits. Signs are posted. Gas grills can be used. The Zion fire is being watched. The next fundraiser at Fire Station will be August 4.
- c. Personnel – Bill is doing great job. Thank you Bill !

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

- a. Labor Day – Schedule had been printed. Inventory will be checked.
- b. Nominations – Six are running for the five Board positions.
- c. Election – Bios were mailed out with the newsletter. Una Runkle will coordinate the election.
- d. Pot Lucks (6:00 PM – Utah time – on Board meeting days at the Pavilion). There is a potluck tonight; the next one is August 4.

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

- a. Architectural Review – Gary Decker will review the Spoonover shed, and the swimming pool at south end of development. The abandoned trailer on the Reynolds lot needs to be removed. Cheryl Case to contact the Reynolds.

Dale Gardner left the meeting at noon, due to a prior commitment.

- b. Lot Owner Complaints – Complaint received on lot 353 in Unit 3. Letter to be sent to lot owner regarding concerns. The issue of a violation of the 15-foot setback should be addressed by the County. The two who submitted the complaint are to be notified that the County Nuisance law may address some issues. The Fire Department has agreed to check on enforcement of property that looks like fire hazard. There are two in our area. A lot owner asked to post a large Budweiser sign as another lot owner has an RV with Coors painted on it. Signs are not permitted.

Old Business:

- a. Horse corral rules – Cathy Jones states rules were finished at last meeting, and modified after a group walked the area following the last Board meeting. Modifications include lengthening the time from 7 to 14 days for a single stay. The rules were not included in the last newsletter. Cathy will email them to Board members for consideration at next board meeting. Improvements could be made in the spring. Lot owners must be here when their horses are here. Contact Bill prior to bringing horses to corral.
- b. Removal of fuel tank - already addressed,
- c. Tractor repair –Thank you to Jeff Rybolt, who donated a part for the repair.

New Business

- a. Dues increase – already discussed.

Open meeting: lot owners to address the board:

The Rules and Regulations were changed to delete reference to water delivery, to reflect the current area of the dumpsters, and to accent specific language. Motion by Cathy Jones to accept the rules as updated. Andy Osterhout seconded. Motion carried.

Mediation on the Ablahani property has not been scheduled. This matter may be returned back to court system.

Meeting schedule: August 18, September 2 (annual meeting), October 13, and January 22, 2008.

Cheryl Case moved to adjourn. Frank Pearce Seconded. Motion carried. Meeting adjourned at 12:25 PM.

Respectfully submitted,

Cheryl Case, Secretary