

**June 14, 2008, minutes of Board Meeting  
Of Swains Creek Pines Lot Owners Association**

Meeting called to order at 10:00 AM. Alan Zellhoefer, Bob Runkle, Frank Pearce, Jayne Alcorn, Cheryl Case, and Paul Hicks, were present. Bill Rodreick, Manager also present. John Ewing present at 10:05 AM. Dale Gardner and Cathy Jones were not present. No proxies were submitted.

**Secretary's report**, Cheryl Case - Frank Pearce moved to accept the May 17, 2008, minutes. Paul Hicks seconded. Motion carried.

**Treasurer's report, Frank Pearce** - Total balance is \$153,784.96. Balances are: Petty cash \$300.00, Reserve to Preserve \$79,628.60, General account \$73,856.36. A new monthly activity report was also presented. Cheryl Case moved to accept the Treasurer's report. Bob Runkle seconded. Motion carried.

**Manager's report**, Bill Rodreick: The bear that they believe was in this area has been taken in Meadow View. The garden tractor is not repairable. The bottom seam of the pavilion screen is dry rotted out and will need to be replaced. The runway was rolled again after the Memorial Day weekend damage. A bill was sent to the property owner; it has not been paid. An area in the barn has been cleared away for the future office. The barn floor drops about 3 inches; a sub-floor will be needed, adding a couple hundred dollars to the cost. About 600 pounds of fish will be planted before July 4. There will be a third plant if the water holds for Labor Day. Pond gates are closed. Saturday, July 5 is the annual Stop Shop & Swap from 10AM to 3PM. Anyone interested in cooking and selling food should contact Bill.

**Dustin Shively, of the Utah Division of Wildlife Resources**, reported the bear we have photos of was confirmed in Swains Creek, Meadow View, Duck Creek, and the Duck Creek campground. The bear behavior was classified to a level three about 2 ½ weeks ago, and public safety was the first concern. Traps were and professional hounds were unsuccessful. Last Sunday night (June 8) an officer shot the bear. Dustin said other bears may come to Swains Creek. If you see a bear, do not feed it. Hummingbird feeders, bird seed, deer feed, and garbage draw bears in. If there is another sighting, call 911 and immediately remove all those things.

**Committee reports:**

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

- a. Liens. There are 68 unpaid properties. Liens go into effect July 1. This totals \$7580. There are 81 lots and cabins currently for sale.
- b. Reserve to Preserve – no report

**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 – Bill Rodreick found a burglary last night near Blackman Hills. Either a child or small person got in thru 2.0 x 2.0 bathroom window which was open. Bob Runkle found a shed with the door hanging off, probably from winter damage. Bob screwed the door back on. A lot owner said someone has tried to pry the windows off his trailer. Lot owners are urged to get a license plate number and be a good witness if they see suspicious activity.
- d. Public Easements – Ed Robbins called Irene yesterday. Sunrise Engineers gave him some documentation Thursday afternoon and asked for paperwork to be ready for Board today. Due to scheduling conflicts, Ed was unable to submit paperwork. Ed will get paperwork to the Board prior to the July 20 meeting.

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

- a. Water & Pond – we still have water, and fish will be planted.
- b. Environmental & Fence – Bill Rodreick & Cathy Jones walked the horse corral fence line after the last meeting. It is 3600 or 3800 feet for one time around the area. Barbed wire would be run 2 or 3 times around that. Some current wire might be salvageable. Jayne has obtained prices from 3 companies; information was sent to Cathy Jones and Dale Gardner. Discussion about replacing the horse corral fence. Cathy to provide recommendation.
- c. Roads, Parking, Runway & Facilities – The end of Apache trail/loop is a mess. There are 16 lots involved in that loop. Bill spoke with Burt Harris; there is a legal issue. The County does not want to put any equipment on the road until the issue is resolved. Tom Stevens has attempted to speak with the Commissioners. Bill spoke with Barbara Christensen who will see what she can do. Culverts – Bill has seen only one delineator, and is not sure who put it there. The County is supposed to mark and assess where we need driveway culverts. Lawn mower – following discussion, Motion by Paul Hicks authorize to Bill Rodreick to spend up to \$2,500 to purchase new equipment, including a lawn tractor and trailer, and to sell the old lawn tractor. Bill to determine if we will purchase extended warranty. Bob Runkle seconded the motion. Motion carried. Pavilion screen – following discussion, Board members to check into buying new screens. Cheryl Case to check records to see what was previously bought.

Paul Hicks excused at 10:45 AM – his proxy was give to Bob Runkle. Alan thanked Paul Hicks and Bob Runkle for the new chairs for the Board members.

- 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 – information to be included in the next newsletter to be provided to Cheryl by Tuesday, July 15. Bios, election questions, Labor Day schedule, Chairman's Chat, and response to survey comments to be included in the next newsletter. Cheryl to draft responses. Newsletter must be post-marked by August 1. Irene said 375 copies of newsletter were emailed out Thursday. She is still mailing the newsletter by regular mail as some emails did not accept the newsletter, and it was already ordered. 2/3 of the newsletters will be emailed. Irene will continue to update email addresses. The next newsletter will be mailed by regular mail as ballots will be included.
- b. Fire & E.M.S. – today is the volunteer appreciation and BBQ from 4-8pm. It is the first fundraiser of the year. The next one is July 5, a pancake breakfast, 8-11AM. Parade at 8pm at the Village. Fireworks, if available, at dark. There was a slash fire in Swains on Tuesday (June 10) in Unit 2. A contractor started the fire to burn construction debris. The fire scorched some trees. As of June 1 there is a no burn unless you have a permit, or it is in an approved fire permit. This may change in July. Smoke was seen at the area on Foxtree being used by a young women's group. Bill will talk to them. Dale Gardner sent email asking to be on the agenda; it was too late to get on the agenda. There was discussion about the forest service, burn slash piles, and damage to neighboring trees. Dale offered to write rough draft letter. Individuals can send letters; the Board will not send a letter. Jayne will also send letter as she has concerns about controlled burns.
- c. Personnel – everyone is happy with Bill.

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

- a. Labor Day – is coming up. Volunteers are requested for Camp Golden Eagle. Contact Cheryl Case or Teresa Zellhoefer to volunteer. Give suggestions for the BBQ to Alan. Irene will order 300 ears of corn.

- b. Nominations – we need to replace four Board members. John Ewing cannot run again. Jayne, Cathy and Dale to decide if they will run.
  - c. Election – Una Runkle agreed to work the elections, and will get volunteers.
  - d. Pot Lucks (6:00pm-Utah time- on Board meeting days at the Pavilion) – pot luck is today.
- All are welcome. The Adopt-A-Highway is today at 2:00 PM. Meet at the barn. Bags and vests are provided. Bob Runkle suggested we use smaller bags.

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

- a. Architectural Review – a few sheds have been approved. A couple of cabins are in the works.
- b. Lot Owner's Complaints – The building that was the subject of the lawsuit has been painted, faux windows will be added and trees will be planted. There have been many complaints about ATVs. Tickets are being issued by the Sheriff. Certification for the ATV is class is today.

**4. Old business:**

- a. Mag. Chloride - Survey results were in favor of a two year plan. At best mag chloride would be in the spring. The area at the village where the dirt road starts toward Meadow View Heights, and Aspen Mirror development were just done. County is dragging their feet on grading in our area. Commissioner Habeshaw will continue to support grading and watering in Swains. Bill has flyers for mag chloride. We need a majority vote for approval to do an assessment. Vote will be this Labor Day. A lot owner said at a prior meeting we were told by Mike Noel they (Kane County Water Conservancy, or Kane County) would put down the first coat, and suggested we check the audio of the meeting to confirm.
- b. Water well for Sunrise Engineering - we have not received any finalized information. A hold-harmless agreement is needed if they attach to this building. Aaron, of Sunrise Engineering, said the D.A. would look at an agreement. Ed Robbins was contacted by Sunrise and asked to draw up paperwork. Ed suggested we use another attorney for this issue to avoid a conflict, and suggested Bruce Jenkins.

**5. New business:**

- a. none.

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

**7. Meeting schedule:**

June 14<sup>th</sup>, July 19<sup>th</sup>, July 20<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.

Motion to adjourn by Bob Runkle. Seconded by Cheryl Case. Motion carried. Meeting adjourned at 11:25 PM.

Respectfully submitted,

Cheryl Case, Secretary