

**May 17, 2008, minutes of Board Meeting
Of Swains Creek Pines Lot Owners Association**

Meeting called to order at 10:02 AM. Alan Zellhoefer, Bob Runkle, Frank Pearce, John Ewing, Dale Gardner, Cathy Jones, Jayne Alcorn, Cheryl Case, Paul Hicks, present. Bill Rodreick, Manager also present.

Secretary's report, Cheryl Case: January 12, 2008, minutes amended on page one, line two, to reflect "Jayne Alcorn" was present instead of "Jayne Ewing", and on page one, last line, to reflect "cattle guard" instead of "cattle barn". Frank Pearce moved to accept the minutes as amended. Cathy Jones seconded. Motion carried.

Treasurer's report, Cathy Jones: About 86% of dues scheduled to come in have been paid. Total balance is \$158,966.66. Total assets are \$357,298.33. Reserve balance at basically same figure as before. Balances are: Petty cash \$300.00, Reserve to Preserve \$79,551.75, General account \$79,114.91. \$56,299.29 strong profit expected so far. Cheryl Case moved to accept. Jayne Alcorn seconded. Motion carried.

Dustin Shively, of the Utah Division of Wildlife Resources, reported a black bear has been in our area for about a week; it has been in people's garbage, truck beds, bird feeders, on porches, and looking in windows. Signs have been posted. The bear shows no fear of people. Dustin reviewed the policy regarding nuisance bears and stated the bear's behavior is classified at 2, nearly 3. Public safety is the concern. The bear has associated cabins with food. Dustin recommends everyone remove all bear attractants: take in bird feeders including hummingbird feeders, bird seed, deer feed, and garbage. Dustin requested all bear sightings be reported to him at (435) 691-1383 at any time, or to 911. Dustin recommended people continue with their normal activities, and take bear spray on hikes. If you see a bear, yell, throw your hands up, back away, throw a rock. Bear hunting season runs through the end of this month. Our CCRs do not allow hunting in the sub-division. Dustin will notify Bill Rodreick of bear status.

Manager's report, Bill Rodreick: There was a broken water line in the barn; it has been repaired. Restrooms are in good shape. All utility people have been contacted. 800 pounds of fish were Planted Tuesday at the same price as last year: \$4.25 per pound, for a total cost of \$3,400.00. The Budget for fish is \$8,000 for this year. The runway has been rolled. The tractor probably has blown engine, and something is needed to pull the bug sprayer. The estimate for an engine is \$1200-\$1600. Andy will look at it. After we find out what is wrong, we will determine if we fix or replace the tractor. The dumpsters are in. The roads were recently graded. Burt Harris, of the County road department, will come in and assess driveways to see where additional road culverts are needed. Delineator reflective markers will be put in some areas for snowplowing purposes. Garkane Power is clearing under overhead power lines, up to 7 feet wide. The pond has lot of water, and has overflowed twice. Dixie Mathews' friend, Paul, is on her title now, and intends to park a trailer on the property. Dixie will not be here this summer; Paul will be here. Architectural committee to address this. The July meeting was set during Duck Creek days. Following discussion, the July meeting was rescheduled from July 19 to Sunday, July 20, at 9:00 AM. Following discussion, Bill stated it is lot owner's responsibility to repair any of the broken white pipe to their water systems.

Committee reports:

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

- a. Liens. 68 property owners have not paid their dues on approximately 84 properties. On May 1 the \$10 penalty was added. Letters have been sent out. On June 1 another penalty will be added. On July 1, certified letters will be sent to notify lot owners the liens will be placed and

an additional \$108.50 in administrative fees will be added. Only one lien placed last year has been satisfied through a lot sale.

- b. Reserve to Preserve – Report deferred as there have been no changes.

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

- a. C.C. & R.s – no report.
- b. Insurance – runway insurance was approved. If we get a playground area, will be added to our insurance.
- c. Security – no report.
- d. Public Easements – Following discussion, John Ewing moved to purchase at least a half dozen “no hunting” signs, not to exceed \$300.00. Bob Runkle seconded. Motion carried. Bill will purchase and post the signs.

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

- a. Water & Pond – discussed in Manager’s Report.
- b. Environmental & Fence – following discussion, Frank Pearce moved to authorize up to \$2,000 from capital reserve for purpose of replacing fencing and gates to pre-existing levels. John Ewing Seconded. A new fixed asset to be created for horse pasture fence. Funds to come from Reserve to Preserve account. Motion carried.
- c. Roads, Parking, Runway & Facilities – Adopt-A-Highway clean-up scheduled for June 14, at 2:00 PM, after the Board meeting. Some replacement windsocks are coming in for the runway.
- 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 – information to be included in the next newsletter to be provided to Cheryl by Monday, May 26.
- b. Fire & E.M.S. – Station two in Elk Ridge is up and running since approximately the end of January. The entrance is off Highway 89, into Elk Ridge. There will be a party for volunteers on June 14. There will be a pancake breakfast on July 5 at Fire Department, and a parade and fireworks at the Village, when dark. Jayne is on LOA from E.M.S for a while. The Cedar Mountain clinic opened March 1, hours are Saturday-Sunday from 8-5, There were two burns in the Forest during winter; one was at the beginning of Unit 2 after the first snow, the other was two months ago, further down from Unit 2. There will be no more burning until next fall.
- c. Personnel – no report.

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

- a. Labor Day – see below.
- b. Nominations – no report.
- c. Election – no report.
- 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 – There is one new request to build new cabin, on Lot 639. The site plan looks good.
- b. Lot Owner’s Complaints – Irene was assured the building will be painted timely, pursuant to the Mediation agreement. Following discussion about the other unresolved architectural issue, Alan stated a new complaint may be submitted.

4. Old business:

- a. Mag. Chloride - see below.

- b. Water well for Sunrise Engineering - The well will go down 600 feet, and a building for the control center is needed. Discussion regarding request to attach a building to the barn, concern that easements do not pre-empt our use of the property, permanent easement requested, and intent to maintain circular driveway access. Our attorney will review documents. Our insurance carrier should be notified. Legal document should outline responsibilities, including insurance issues. Control house will have its own door and electrical supply. Additional information is needed, including blueprints, size of building, elevations, and easements requested.
- c. Survey/questionnaire results – There are 804 lots. Of the surveys received through April 30, the results are:
 - Labor Day/Pot Luck – of the 430 responses, 371 were YES, 59 were NO.
 - Camp Golden Eagle, 410 responses, 337 YES, 73 NO.
 - Labor Day help, 402 responses, 165 YES, 237 NO.
 - Playground, 467 responses, 280 YES, 187 NO.
 - Mag Chloride 529 responses, 362 YES, 167 NO.
 - Chloride assessment – 544 responses, 344 YES, 200 NO.

As to the mag chloride, the current estimate to start at the cattle gate is \$60.89 per lot, for a total \$48,700. This is for one application. There are some areas where the gravel is very soft; the mag chloride will not work on those areas. Bill will get an updated estimate, check to see if brochures are available, and if a representative would speak at the Labor Day meeting. A vote from the lot owners is needed. If approved, and assessments are paid by February 1 with dues, the project could be done next year. Following discussion, it was agreed we would not do the mag chloride this year. A ballot question for a two-year commitment is to be created and included with the mailing for the elections, to be tabulated for the Labor Day meeting. A separate account would be created for funds for mag chloride. Some lot owners are willing to pay extra for mag chloride. Some are desperate for dust control. Cost is estimated at \$75 for the first year, and a figure in an amount to be determined by the supplier for the second year.

As to the playground, there would be the cost for equipment, and insurance would cost \$70 per year. Anyone interested may submit a proposal.

Ralph Rainey passed away in April. Teresa Zellhoefer will get the memorial plaque.

5. New business:

- a. Janelle Pearce asked about who cleans up the turn-out area at the Highway. Dale Flanagan, of the Forest Service, may be contacted.

6. Open meeting: lot owners to address the board:

7. Meeting schedule:

June 14th, ~~July 19th~~, July 20th, August 16th,
 August 31st (annual meeting), October 4th, and January 10th, 2009.

Motion to adjourn by John Ewing. Seconded by Bob Runkle. Motion carried. Meeting adjourned at 12:32 PM.

Respectfully submitted,

Cheryl Case, Secretary