

## September 6, 2009, minutes of Annual Board Meeting Of Swains Creek Pines Lot Owners Association

Meeting called to order at 1:05 PM. Alan Zellhoefer, Frank Pearce, Robert Runkle, Jayne Alcorn, Paul Hicks, Cathy Jones, Bill Moser, Dale Gardner, and Cheryl Case present. Bill Rodreick, Manager, also present.

**Secretary's report:** Cheryl Case. Motion to accept the August 31, 2008, minutes by Norm Case. Seconded by Pam Szemanski. Motion carried.

**Treasurer's report:** Cathy Jones. Current assets \$127,977.35. Total assets \$330,416.72. The new horse corral cost \$7,377.89; it has been added to fixed assets and includes an electric fence. Revenue year to date is \$68,262.67. Operating income is \$32,996.24. Road improvement fees collected are \$58,150; \$62,582.15 was spent for road improvements. Motion to accept Treasurer's report by Judy Kuveke. Seconded by Bob Szemanski. Motion carried.

**Manager's report:** Bill Rodreick. Anyone wanting to bring horses to the pasture needs to contact Bill at least a week in advance to reserve space. Bill has the rules for the horse corral. A total of 2850 pounds of fish were planted; our cost was \$8,925.00 and a lot owner donated funds for one fish plant. The barn has been painted. Thank you to Rudy De La Paz for furnishing the sky lift. Thank you to Karl Briggs for holding the ladder. The pay phone at the front of the barn is gone; the company went out of business. We may get a 911 only phone, or another pay phone. Reminder, anyone doing new cabin work or building fences needs to go to Bill and get an application. Thank you to Gregg Sterrett and Mike Kempf for the maintenance on part of the perimeter fence. Thank you to Mike Daws for furnishing a circuit breaker.

**Introduction of Candidates / Voting Procedure.** There are five candidates for five positions. Statements by candidates Paul Hicks, Bob Runkle, Tonya Garreaud, Janelle Pearce, and Spike Fusion. Votes submitted.

Meeting recessed from 1:24 – 1:38 PM.

Alan introduced the following committees and Board members:

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

Liens.

Reserve to Preserve.

**B. Legal Issues Committee – Bob Runkle, Chairman. Bill Moser, Vice-Chairman. Cathy Jones to assist.**

a. Insurance.

b. Security.

c. Neighborhood Watch. Guest Earl Decker was referred to our area by Sheriff Smith.

Earl Decker summarized the program. Alan Zellhoefer reported the State of Utah has updated their laws. Pamphlets are available.

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

Water & Pond

Environmental & Fence

Roads, Parking, Runway & Facilities

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

Newsletter.

Fire & E.M.S.

Personnel.

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

Labor Day/ Camp Golden Eagle.  
Election (see item #6)  
Pot Lucks

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

Architectural Review.  
Lot Owner's Complaints.

**6. Election: Results and Plaque presentation.** Election results deferred. Plaques presented to Frank Pearce, Cheryl Case, Paul Hicks, Bob Runkle, and Alan Zellhoefer.

**7. Old business:**

a. KCWCD. Alan Zellhoefer summarized the status of the water project. The ten foot extension to restroom which houses controls to the system is done. The concrete vault is next to that and contains the control heads and electronic controls for the pumps. Contact Alan or Bill if there are further issues.

**Election results.** Una Runkle reported that all five candidates running were elected. Una stated Mr. Martinez submitted a water bill and check; she assumes KCWCD got the ballot.

b. Road dust abatement. Alan summarized the status of the project. The application started back in Unit 1. There were some issues where the driver missed part of road, and another crew was sent. We are done for this year. We will do it again next year. Report the bad areas to Alan or Bill. The road from the barn to the sign was not treated because we ran short of materials and put the product near cabins. The Forest Service will not allow treatment on road to the Highway. The bid was for 15 miles, 2 at 24 feet wide, and 13 miles at 20 feet wide. The issue happened where Unit 1 had extra put down. Next year we would start with Unit 3. Ted Long said the County will address the construction traffic issue at a zoning meeting is this Wednesday at 6pm in Kanab. Alan said the roads in Swains are all County owned roads except in Harris Ranch. The materials should not have been put on those roads. Ted Long said those owners do not want the roads to go to County, they are maintaining the road at their own expense, and trying to control the traffic. Denette Corrales said she wanted the roads to be County roads. Frank Pearce said he also wanted them to be County roads. Discussion. Bill Rodreick said roads are being chewed up by ATVs and people not slowing down. The County is coming in next year with 43 stop signs and a lot of other signs. We have one stop sign now. Discussion about ATVs speeding, people on the runway, and hunter in the development. Alan said he gave a report about the deer to the Sheriff and included the license plate. Irene Briggs said Lamont Smith and Tracy Glover of the Sheriff Department encourage us to call them. The only way to get additional manpower here is to have incidents reported.

**8. New business:**

Frank Pearce said Strawberry purchased two signs, at \$120 each, which listed the OHV rules. They bought them from the County, and conform to the law. Frank said we might want to consider that.

**9. Open meeting: lot owners to address the board:** addressed above.

**10. Election: Results and Plaque presentation** addressed above.

**11. Meeting schedule:** October 3rd, 2009, and January 9th, 2010.

Janelle Pearce moved to adjourn. Fred Zajac seconded. Motion carried. Meeting adjourned at 2:15PM.

Respectfully submitted, Cheryl Case, Secretary