

Oct. 2, 2010 minutes of Board Meeting
Of Swains Creek Pines Lot Owners Association

Meeting called to order at 10:03 AM. Bill Moser, Bob Runkle, Jayne Alcorn, Cathy Jones, Janelle Pearce and Dale Gardner present. Bill Rodreick, Manager, also present. Paul Hicks informed the board that he was unable to attend.

Secretary's report: Dale Gardner – Cathy moved to approve the minutes from August 21, 2010. Jayne seconded. Minutes approved.

Treasurer's report: Cathy Jones–

This report contains data from the August 31 financials. There is \$122,848.61 in current assets, including the general account and the reserve to preserve account. There is a total of \$330,785.97 in total liabilities and capital. Dale made a motion to **approve the Treasurer's report**. Bob seconded. Motion carried. This data does not include revenue from Camp Golden Eagle. **The expenses are low since we haven't recorded all the expenses.** Right now we are showing a net income of \$22,780.83. That should be closer to zero by the end of the year. Janelle made a motion to approve **the Treasurer's report**. Jayne seconded.

Manager's report: Bill Rodreick –

1. There was a very successful highway cleanup. Lots of people showed up. Two owners complied with lot cleanup, but cleanup is not yet completed.
2. There are 2 lockable latches on the east roll-up door, providing access into the barn during the winter months.
3. Horse pasture hotwire/fence tape: ranchers suggest that we lay down the tape instead of rolling it up. We will try that this year. Some tape may have to be replaced since the cattle beat it up in spots. We have the material to make these repairs/replacements. Next year we will leave the fencing turned on to deter cattle from trampling and destroying it.
4. We need to budget money for the perimeter fence (barbed wire). All 3 ranchers are willing to help, but we need to provide the money. Merlin Esplin is talking about hiring a crew next year to do this, with our help. Merlin is willing to meet with the board in the spring to develop a **work schedule**. **Bill doesn't know if the other ranchers** will be able to come to our board meeting. We have an agreement regarding grazing rights: it is a mutual responsibility to take care of the fencing. We have a copy of this **agreement**. **Utah is a 'fence out' state, so it is the property owner's responsibility to provide the fencing.** Cathy asked if Bill could get a rough estimate of what the fencing would cost so that we can use this information in our new budget.
5. The problem with the pavilion sink has been **fixed**. **A 'clean-out' has been installed.**
6. The 5,000 gallon water tank at the south end of the property is gone. Kane County donated the tank to Mark Jacobs.
7. After the meeting we will be rolling up the pavilion screens and cover up the barbecue.

Bob Zajac had to leave early: he has equipment to donate, such as monitors and cameras. If we use this equipment, we need to get recorders and the correct operating system.

Open board positions:

The following lot owners are willing to fill open positions for remainder of term:

1. Shirley Burke
2. John Love
3. Chuck Costa

Each of the above introduced themselves to the board. The board voted Shirley and Chuck to fill those positions.

At this point, Shirley Burke and Chuck Costa joined the board for the remainder of the meeting.

Committee reports:

- A. Finance Committee – Cathy Jones, Chairman. Janelle Pearce, Vice-Chairman.
We've had 2 liens pay off, one was through a sale. Reserve to preserve has not been updated yet. Cathy is planning on updating the replacement costs of the fixed assets.

- B. Legal Issues Committee – Bob Runkle, Chairman. Paul Hicks, Vice- Chairman
Irene submitted proposed rental regulations to be considered. This included: horse pasture rules, etc. A copy of a certificate from Cedar Mt Fire Protection District must be submitted if they have a fire pit. There must be a hose attached to the yard hydrant long enough to reach the fire pit. The hydrant must not have a lock on it. There should be adequate wood for fire. Boundaries must be clearly marked.

Bill proposed that we mail out Rental Regulations and the Lot Owner Rental Registration Form to all lot owners now so that lot owners who are renting have time to prepare for next year. If possible, we may include the newsletter in the mailing. This mailing would cost **about \$400. This would take us over this year's budget, which we don't need this year.** Bill Moser offered to do the mailings, which would eliminate the \$400 cost.

Janelle will take over rewriting the Proposed Rental Regulations. This will be forwarded to Bill Moser, who will get them printed and included in the mailing. We will put 2 contact phone numbers: the primary one is the barn; a secondary contact number is Bob Runkle.

The decision is to not make a separate color for renters' fishing permits. We will make the permits on paper that cannot be copied. If copied, it would say, VOID. We will charge \$10 to replace lost fishing permits.

Dale will donate a box of sheet protectors for the Rules & Regulations books that lot owners must provide to their renters. We will charge a \$50 replacement fee for the book. A copy of our Rules & Regulation book will be given to Duck Creek Village Cabin Rentals.

We will budget for 5 rentals during the year 2011.

We approved the Rental Agreement Form, subject to changes made

Janelle made a motion to accept the proposed rental rules in the proposed registration form subject to any corrections that will be emailed to her and through unanimous vote via email by October 14. Cathy seconded. Motion approved.

Discussion then ensued if there was sufficient funds to set up the security system this coming year.

C. Property & Facilities Committee – Jayne Alcorn, Chairman. Dale Gardner, Vice-Chairman.

Jayne thanked everyone who participated in the road clean-up. It was the largest group of volunteers we have ever had. Bill contacted the people that needed to be contacted to inform them that we had done the clean-up. Cows have entered Swains again.

D. Community Relations Committee – Paul Hicks, Chairman. Janelle Pearce, Vice-Chairman, Jayne Alcorn.

Bark beetle was mentioned.

Jayne shared the following with us: The Southern Utah Newspaper, on Sept. 22, 2010, reported on an advisory put out by the Maricopa County Sheriff's Office. **Below is what was reported:**

'There are several things to be aware of...Gangs and thieves are now plotting different ways to get a person to stop their vehicle. There is a gang initiation reported by the local police department that gangs are placing a car seat by the road...with a fake baby in it...waiting for a woman, of course, to stop and check on the baby.

Note that the location of this car seat will usually be beside a wooded or grassy (field) **area...and the person** – if a woman – will be **dragged into the woods...beaten and raped...usually left for dead.**

DO NOT STOP!!! Although you will have all kinds of thoughts running through your head, DO NOT STOP! Dial 911 and report what you saw!

Another thing to be looking for...If you drive at night and eggs are thrown at your windshield, do not turn on your wipers and do not spray any water. The eggs mix with the water, become milky, and you will not be able to see. You will be forced to stop beside the road and become a victim of thieves!

This is a new technique used by gangs! Please tell all your friends and relatives, these unsavory individuals will take desperate measures to get what they want. These are new tactics used.

Be safe and never STOP YOUR VEHICLE!

Irene reported that Kane County is trying **to put in a “Reverse 911 Emergency Notification System” where if an emergency situation occurs in our area, they would have an automated dialer system that would call people to notify them of this situation.** Only local, listed phone numbers will be used by the county.

Irene reminded people to be careful out in the forest since we are in the midst of hunting season.

E. Events Committee – Bill Moser, Chairman. Bob Runkle, Vice-Chairman. & assist Paul Hicks.

Pot luck tonight at Bill Moser's cabin.

The committee that oversaw Camp Golden Eagle met and discussed the need to make changes next year in the planning and organization. Irene stated that we had many wonderful volunteers this year, however we need to identify our volunteers in advance. We also need more board participation.

F. Architectural Committee – Bob Runkle, Chairman. Paul Hicks, Vice-Chairman.
Nothing to report.

G. Old Business:

Mr. Kipp responded to the board's letter saying that he will work on the issue of the storage container in the spring. This is not acceptable. We told him a year ago not to put this storage container where he did. We have received many lot owner complaints regarding this container. The board decided to send another letter to Mr. Kipp saying that he has not complied with any of the three options offered to him, and that if within two weeks of receipt of this letter he does not comply, he will be fined \$100 per day for every day that he is not in compliance.

H. New business:

1. Camera security system: We discussed the pros and cons of putting one camera by the barn which can record license plate numbers of all vehicles entering and leaving Swains Creek. Dues would not be raised to pay for this. The monitor that was donated could be used in this system. The cameras that were donated could be used as secondary cameras. The important camera facing the road must be purchased at a price of \$1,275. It is a high-powered camera with a powerful lens and a warming unit built into it. The camera will be enclosed in a secure box. The DVR costs \$1,380. The total cost for this proposal is \$4,183, including tax, installation, and labor. The other estimated bid that we got was for \$6,465. Irene volunteered to donate a monitor. The latter bid includes about \$800 for a second camera system, which we could eliminate at the present time. We could set up a second camera where lot owners could log onto the website and see what current road conditions are.

The majority of the board wanted to go ahead with the camera system this year since, based upon our **lawyer's recommendation to allow lot owners to rent their cabins, we will** need additional security. Also, now that there is year-round access we need stepped-up security. We will use whatever possible of the donated equipment (about an \$800 savings). Opinions of lot owners in attendance were considered as well as board members. Dale made a motion that we allocate up to \$4200 towards the purchase of a video surveillance system to be installed before winter, 2010 -2011. We will use the donated equipment as much as possible, including the camera which we will use as our secondary camera to see how it handles the winter. Janelle seconded the motion. Motion approved.

2. **Janelle's family will be donating a test tree** (chokecherry) that is between 10 and 15 feet tall that will be planted by the pond. The best time of year to plant is in the fall.

3. The Kane County barbecue is put off until next year. We can do this after the next road application in the spring.

4. John Perrotta got together with Bill Rodreick to discuss a spaghetti fund raiser for next year. Proceeds would go back to the association. We will consider this for next year. We should put this in the newsletter so that we can get a count of who will be participating.

5. Bill R. suggested that board members, **while they are up here, put the magnetic "Board Member" signs on their cars while they are driving around here.**

6. Bill M. suggested that we have a large sign posted on the new bulletin board. This should include details of each of the events that will take place in the development over the season.

7. Shirley brought up for discussion the bark beetle and the fact that some vital information was omitted from the last newsletter regarding this topic, such as identifying trees that have been attacked by the beetle, such as sawdust, weeping trees, etc. She thought we should put out information to lot owners with this information. Dale said that she used Master Arbor to inject trees to inoculate them against the beetle. Dale suggested that we send lot owners letters if we have identified that their trees are infested with bark beetles. A good source of information about the bark beetle can be found at: <http://www.master-arbor.com/>. There are a few lot owners who have used the services of Kevin Jorgensen, from Master Arbor, to inoculate their trees and have been pleased with his depth of knowledge and integrity.

8. The January board meeting will not be held in St. George this year. See below for the new location.

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

A lot owner raised concern about all the underground tanks. He said we should educate lot owners about the dangers of this. Many of these tanks have lids that are above ground. Eventually they will rust out, and there is concern that children will fall into them and drown. He suggested we start thinking about a campaign to inform people of the dangers and perhaps they should remove those tanks and fill the holes in with dirt.

Another lot owner said that she knows someone who is willing to buy the old metal water tanks.

The next board meeting will take place January 22, 2010 at 10 am (Nevada time). The location **for this year's meeting is:**

Complete Association Management
5185 Camino El Norte, Suite 110
North Las Vegas, NV 89031

Respectfully submitted,
Dale Gardner, Secretary