

Approved Oct. 2, 2010

Aug. 21, 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, Janelle Pearce and Dale Gardner present. Bill Rodreick, Manager, also present. Cathy Jones and Tonya Garreaud were unable to attend. Their proxies have been received. Spike Fuson and Paul Hicks were unable to attend.

Secretary's report: Dale Gardner –**Tonya's name** had been misspelled in the minutes of June 26, 2010. This will be corrected. Janelle moved to accept the June 26, 2010 minutes. Seconded by Jayne. Motion carried. June 26, 2010 minutes accepted.

Treasurer's report: Janelle –

We have \$64,503.95 in the general fund for a total of \$137,667.48 in current assets. Dale made a motion to **approve the Treasurer's report**. Bob seconded. Motion carried.

Manager's report: Bill Rodreick –

1. The pavilion screens are up. Bill R. wanted to express thanks to the following people for helping put up the new screens: Butch Davis, Ed Swayne, Paul Hicks, Justin, Bruce Kavek, Carl Briggs, and Chuck Costa.
2. We did a fish plant July 20, and will do another one just before Labor Day. We have planted 1900 lbs. of fish so far. There have been some donations to the fish **plant...thanks** for that.
3. We have had cattle in the community 3 times. Ranchers have taken care of it right away. Bill temporarily fixed about 300 feet of fencing by the Douglas Trail.
4. Bill put in a box on the back of the sign at the horse pasture so that when people bring their horses in they can sign in and write a contact phone number so that if there are any issues we can contact the horse owners.

Committee reports:

- A. Finance Committee – Cathy Jones, Chairman. Janelle Pearce, Vice-Chairman.
There have been nineteen liens. There has been no action on them.

Legal Issues Committee – Bob Runkle, Chairman. Paul Hicks, Vice-Chairman. Spike Fuson to assist.

1. Regulations of Rentals: Irene distributed copies of the following documents (still to be finalized) regarding rentals: Regulation of Rentals, SCPLOA Rental Violation Form, Hearing Request Form, Notice of Board Findings and Determination, and Resolution Re: Board Hearing Committee. One item discussed was that if a cabin owner rents his/her cabin and does not inform the board of this, the fee for the first violation would be \$100 and for the second violation would be \$500. In the first paragraph of the Regulations of Rentals, it should say that lot owners are required to register if they will be renting. We need to insert the new paragraph from the Guidelines, Rules, & Regulations into the Regulation of Rentals form: *Lot owners who intend to offer their*

property for rent (for profit, or not) must first contact and register with the SPCLOA Manager to obtain a copy of the specific policy pertaining to rentals. Owners are responsible for ensuring their renters follow the Guidelines, Rules, & Regulations, as well as the CC&Rs. Rental forms are available at www.swainscreekpines.com or from the SCPLOA Manager.

We are still in the process of creating a form for lot owners to fill out to inform the board that their property will be rented.

2. Discussion took place regarding Regulation of Rentals and the fees.
 3. The resolution sets up an ad hoc committee: we as the board have decided that this 3 member committee can act and we, the board, will support the decision of the 3 members. **We will use Irene's address to receive Hearing Request forms.** The hearing can be held as a teleconference. Bill M. suggested that we have one chairperson, and that person selects 3 people who are available to run the hearing. Janelle suggested that we still assign a chair, vice-chair, and an assist. At the January meeting we can select those individuals.
 4. The SCPLOA Rental Violation Form will be filled out by the chairperson and submitted to the board for the secretary to put in the records.
 5. The Hearing Request Form will be filled out by the lot owner if he/she desires a hearing. Janelle suggested that since there is no mention of an *appeal* in the regulations, that the wording should change at the bottom of the hearing request form **from:** "you will lose your right to *appeal*..." **to** "**you will lose your right to a hearing**...".
 6. Janelle moved to approve the Resolution (Re: Board Hearing Committee). Jayne seconded. Motion carried. Board members signed document.
- B. Property & Facilities Committee – Jayne Alcorn, Chairman. Dale Gardner, Vice-Chairman & Tonya Gaurreaud to assist.
1. The next road clean up will be Sept. 18 at 10 am.
 2. The county came in about 3 weeks ago to fix the roads after a storm. Bill R. called them again after the last storm. They will hopefully come out early next week. Apollo Rd. & Primrose need culverts. Bill R. highlights the worse areas on a map to give to the county.
 3. ****Lot owners are responsible for keeping their driveway culverts clean. This should be placed in the newsletter.**
 4. The fences need a lot of work. There are miles of fencing that need repair. We might consider allocating more funds next year. Perhaps we can hire fencing people.
- C. Community Relations Committee – Paul Hicks, Chairman. Janelle Pearce, Vice-Chairman, Jayne Alcorn, Spike Fuson & Tonya to assist.
1. Irene got the fire permit for the barbecue.
 2. The next newsletter goes out January.
 3. Mr. Ray Kohley, who was a past board member of the Fire Dept. and a volunteer for many years, passed away last Saturday. Services were held in Las Vegas yesterday.
 4. Fire & EMS have been kept very busy this season.
- D. Events Committee – Bill Moser, Chairman. Bob Runkle, Vice-Chairman, & assist Paul Hicks.
1. We need a few more volunteers for the fire pit.
 2. Janelle & Irene will be getting together to go over the shopping list.

3. Irene bought new bows. If any lot owners have knowledge about bows, Irene would like to hear from them. She is not sure she bought the right bows.
4. Bill got wire.
5. **We don't have enough volunteers.** If families want to continue having their children enjoy this wonderful day, they need to step up and help. Please contact the board ASAP if **you are able to help with the day's activities. We are desperately short of help.**
6. **We have enough bios for the openings on the board. One lot owner didn't turn in his bio** in time for it to be included in the packet that was mailed out.
7. Jayne will be ordering the plaques for outgoing board members.
8. Bulletin Board: John Hubert donated the roofing material. Bob Runkle donated some material.
9. On the back of the board is a trail map. The rules & regulations for OHVs will go up on back side. Cork & plexi-glass will be placed up.
10. The cork board portion will be available to lot owners to post notes.
11. 3 x 5 cards go on the small bulletin board.
12. Lot owners can submit pictures (e.g., a great fish catch).

F. Architectural Committee – Bob Runkle, Chairman. Paul Hicks, Vice-Chairman.

1. Architectural Review – a couple of applications for sheds have been submitted.
2. Lot owners' complaints: Bill R. was contacted by the Kane County Health Dept regarding a port a potty that has been sitting on lot 185 Unit 1. It is in direct violation of Kane County Health Dept rule and of our CC&Rs because they did not ask for a permit. Bill R. spoke with the Brian Palmer from the health dept. Mr. Palmer told Bill that it has to go. Bill will contact these lot owners. *(Port a Potties are only permitted for a special event or during the building process where you have many construction workers.)*
3. Bill R. spoke with lot owner David Kipp regarding his roll off container. Mr. Kipp told Bill that he is waiting for a letter from the board that he is in violation of the CC&Rs. Janelle will write him a letter informing him that he is in violation of the CC&R. We will give him 2 weeks to reply and 30 days to take action on this matter. He needs to get the approval of the board if he wants to modify the appearance of the roll off.

G. Old business:

1. Surveillance Camera System:
 - a. Mark Eastman: has a stand-alone system. His range is not far enough. **Mark's** estimate is too high for us.
(Jayne Alcorn left the meeting at 12:02 PM.)
 - b. Funding for a surveillance system was discussed. We still have a positive balance in the Reserve to Preserve. We are projected to have a positive cash flow of \$5,043. We still have not received \$2,000 in funds for the roads which is in lien status. Bill M. will go over the information that we have been given. We will review the donated cameras and/or DVRs to see if they will meet our needs. Irene is donating a computer monitor.
2. Two lot owners approached Bill R. about contributing a memorial tree to be planted by the fishing pond. Bill spoke with Big Trees Nursery and has gotten some costs for trees. The nursery recommends the Canadian Chokecherry tree for our area. There are some chokecherry trees that they have planted in the Mammoth Creek area on Ponderosa, so if anyone wants to see what they look like, they can go there. They range

from \$130 for a 15 gal tree up to \$300 for clump wrapped in burlap. They grow at least 20 feet tall by 20 feet wide. Bill is concerned about gophers. He suggests a test tree to see if it survives. Another 30% is charged to deliver the tree.

3. The Kane County barbecue is next weekend, Saturday evening at 6 pm. Board members and spouses are requested to attend. Irene will purchase the chicken and salad at Costco. She will pre cook the chicken.
4. Rules & regulations for use of the pavilion were discussed. It was decided that the Property & Facilities Committee would look over the rules we have now and bring recommendations, if any.

H. New business: None

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

Dee asked: Is it necessary for us to have a security system? Should it come to a vote?

The Sept. 5 meeting will take place at 1 pm.

Bob made a motion that we adjourn. Janelle seconded.

Meeting adjourned at 12:43 pm.

Respectfully submitted,
Dale Gardner, Secretary