

January 22, 2011 minutes of Board Meeting
Of Swains Creek Pines Lot Owners Association

Meeting called to order at 10:04 a.m. Bill Moser, Bob Runkle, Cathy Jones, Janelle Pearce, Shirley Burke, Chuck Costa, and Dale Gardner present. Bill Rodreick, Manager, also present. Paul Hicks and Jayne Alcorn were unable to attend.

Secretary's report: Dale Gardner – Fred Zajac is the correct spelling instead of Bob Cajak. This correction shall be made. Janelle moved to approve the minutes of October 2, 2010. Chuck seconded. Minutes approved.

Treasurer's report: Cathy Jones– we ended the year (2010) with \$99,942.63 in cash, which includes the Reserve to Preserve. Total assets of \$312,171.14. Total liabilities and capital were the same amount. We had \$77,488 in revenues, which was about \$ 1,000 above what was budgeted. Operating expenses for 2010 came to \$74806.85 and \$59,950.09 was received for dust abatement, which is about 1% above budget. Everything was pretty much in line with what we had budgeted. **Dale moved to approve the treasurer's report. Shirley seconded.** Motion approved.

Janelle moved to transfer \$852.21 into the Reserve to Preserve account. Chuck seconded. Motion approved.

Nominate Temporary Chairman: Janelle moved to nominate Bill as temporary chairman. Cathy seconded. There were no other nominations. Motion approved.

Adjourn: Janelle made a motion to adjourn the meeting and thanked the outgoing members for their service. Meeting adjourned at 10:15 am.

Meeting called back to order at 10:16 pm. Bill Moser, Bob Runkle, Janelle Pearce, Darcy Grizzle, Shirley Burke, Chuck Costa and Ed Swain present. Bill Rodreick, Manager, also present. Paul Hicks and Bruce Kuveke were unable to attend.

Bill Moser welcomed the new Board Members and called for Officer Nominations.

1. Janelle Pearce nominated Bill Moser to be Chairman. Bob Runkle seconded. Bill Moser is the Chairman.
2. Chuck Costa nominated Janelle Pearce to be Vice-Chairman. Bob Runkle seconded. Janelle Pearce is Vice-chair.
3. Janelle Pearce nominated Chuck Costa to be Treasurer. Shirley Burke seconded. Chuck Costa is Treasurer.
4. Janelle Pearce nominated Darcy Grizzle to be Secretary. Shirley Burke seconded: Darcy Grizzle is Secretary.

Break for executive session at 10:22 am.

Meeting called back to order at 10:52. Present were Bill Moser, Chuck Costa, Janelle Pearce,

Bob Runkle, Darcy Grizzle, Shirley Burke, and Ed Swain. Bruce Kuveke & Paul Hicks were absent.

Committee assignments were made (see below).

Manager's Report: Bill Rodreick contacted Randy Marshall with the Utah Grazing Program in October 2010 regarding possible funding for repairing perimeter fencing around Swains Creek Pines subdivision. Randy will present our request for funding to the Grazing Board. The horse pasture tape was laid down before the winter instead of being rolled up. Many of the caps will most likely need to be replaced, but this is an inexpensive fix and much easier than rolling up the entire fence.

Committee reports:

A. Finance Committee – Chuck Costa, Chairman; Shirley Burke, Vice-Chair; Janelle Pearce to assist.

The proposed budget for 2011 has not been finalized. Cathy Jones presented a draft budget for discussion. We have 13 confirmed rentals (\$13,000). There was discussion regarding where to budget for this. It will go into the General Fund. The monies will go toward additional expenses of having renters, such as fish plant, security, etc. Transfer fees are budgeted at \$3,000. The \$200 for tables will be removed from the proposed budget.

Ed made a motion to accept Bill Rodreick's and Irene Brigg's contracts so the correct amounts could be included in the budget. Janelle seconded. Contracts were approved.

An expense of \$650 was budgeted for creation of rental booklets.

We will budget for 5 fish plants @\$2400 per plant.

In the past, we have budgeted \$2000 per year for fencing, which we have never spent.

We will double that for this year's budget, as perimeter fencing is in dire need of repair.

We will increase monies for fuel up to \$2000. We will budget for Wi-Fi at the barn. We will budget \$68,000 for dust abatement.

Bill Moser made a proposal to the board that we budget enough for a **"thank you"** lunch for all board members and their spouses to be used after the January meeting.

Ed made a motion to set aside \$650 for board expenses to include lunch and plaques for outgoing board members. Darcy seconded. Motion approved.

The remaining net income \$4,725 will be moved to Reserve to Preserve account to balance the budget. Ed made the motion to approve the 2011 Budget with the changes discussed. Darcy seconded. Budget was approved.

We currently have 19 liens.

The Finance Committee will review the cost replacement schedule for the Reserve to Preserve.

B. Legal Issues Committee – Ed Swain, Chairman; Bob Runkle, Vice-Chair; Paul Hicks and Bruce Kuveke to assist

Two-year contract renewals were signed for Irene Briggs and Bill Rodreick.

C. Property & Facilities Committee – Bruce Kuveke, Chairman; Ed Swain, Vice-Chair
Ed will look into the quality of snow removal contracts for this winter. If they damaged our roads and removed our dust abatement products, we will need to deal with those issues prior to next application.

D. Community Relations Committee – Chuck Costa, Chairman; Janelle Pearce, Vice-Chair; Darcy Grizzle and Paul Hicks to assist.
Items for the newsletter will need to be given to Karen Kegley by Monday, January 24. If anyone needs to put anything in the newsletter, they need to contact the Community Relations Committee ASAP. The newsletter and billing will go out to lot owners on Feb. 1.

The impact to Swains from the December 18 snow storm was minimal compared to other subdivisions, in particular Meadow View Heights & Color Country. Damage was extensive. Chuck attended the Cedar Mt. Fire Protection District January 8 meeting, district resources in response to the storm was not sufficient and needed to be augmented with County resources. At a later date, Chuck will share the lessons learned that relate to Swains Creek. Irene Briggs reported that Garkane Energy & Kane County are applying for FEMA assistance.

E. Events Committee - Bill Moser, Chairman; Bruce Kuveke, Vice-Chair; Paul Hicks, Bob Runkle & Darcy Grizzle to assist.

Bill Moser will post the **entire season's events to the new** bulletin board by the barn. Also, a list of volunteers will be compiled for advance planning of Camp Golden Eagle, with phone #s, etc. John Perratta had mentioned he would organize a spaghetti dinner, but he may not be able to make it up to the mountain for a while. Discussion ensued regarding a chili cook-off or some other fun event. A Canadian Chokecherry tree has been donated and planted at the pond by Janelle & Frank Pearce as a memorial to her sister. More memorial trees can be donated and planted once we determine if this type of tree can withstand the winter and the wildlife at the pond.

Pot lucks will take place at 6 p.m. at the pavilion on board meeting dates beginning in May.

F. Architectural Committee - Bob Runkle, Chairman; Paul Hicks, Vice-Chair; Bill Rodreick and Janelle Pearce to assist.

There was discussion regarding the storage container on Primrose that has not complied with Architectural requirements. Bill Moser suggested we send Mr. Kipp another letter with a drop-dead date in the spring. If it is not removed by the date in the letter, the lot owner will be fined \$100 per day. Janelle will compose the letter and forward to Bill for signature.

G. Rental Regulation and Enforcement Committee - Janelle Pearce, Chairman; Bill Moser, Vice-Chair; Bill Rodreick and possibly Bruce Kuveke to assist.
Nothing to report.

H. Old Business:

Chuck Costa will get together with John Rynes to compose an article informing lot owners about the potential hazards of unused underground water tanks. As a result of the December 18 snowstorm, there are a lot of downed trees scattered throughout Swains. Lot owners will be responsible for the removal of any fallen trees from their own properties.

I. New Business:

Nothing to report.

J. Open Meeting: Lot owners to address the board:

Terece Labrune , Lot 193, Unit 1A: **Terece feels that it's not just renters who damage** property, but also lot owners. Lot owners need to be responsible for damage that they create. Terece is not happy with the \$1000 fee for renting her cabin. She suggested a \$500 deposit that will be returned should damage not be done, or that the \$1000 fee be rolled over to the next year. Bob Runkle said the fees could only be used in the year received. Janelle explained that **we don't yet know the full impact of having** renters and what the exposure to a larger population will bring as far as security needs etc. The fee is a starting point and we will continue to monitor the regulations and encourage input from lot owners.

Ed reminded the lot owners that the Sheriff's office truly wants people to call them if illegal activities are observed. The more calls they get from our area, the better the chance that they will be able to add another deputy.

Overfishing was discussed & rules on fishing permits will be strictly enforced.

Gena Chapman discussed joining of lots. They have 5 lots **and don't understand why** they should have to pay HOA dues on all lots. She would like the CC&R's to be re-evaluated - instead of charging per lot, look at charging per acre. Ed advised that once you join your lots, they cannot be subdivided or sold separately again. Irene Briggs stated the Association does not recognize the new platted lots. Lot owners pay as they were originally platted according to the CC&R's. **When** she checked with an attorney two years ago, the cost was \$25,000 to change 6 sets of CC&R's legally. 67% of lot owners have to approve any changes to the CC&Rs. Most would see a dues increase if lots are eliminated. Currently there are 843 lots & 39 lots are deemed unbuildable, which leaves 804 dues paying lots.

K. Meeting Schedule:

The 2011 meetings are scheduled for: May 14, June 25, July 23, August 13, September 4 (Annual Meeting), October 1, and January 7, 2012.

Motion to adjourn by Bob Runkle, Darcy Grizzle seconded. Meeting adjourned 12:59pm. The next board meeting will take place May 14, 2011.

Respectfully submitted,

Darcy Grizzle
Secretary

