

July 30, 2011 minutes of Board Meeting
Of Swains Creek Pines Lot Owners Association

Meeting called to order by Bill Moser. Bob Runkle, John Love, Shirley Burke, Janelle Pearce, Ed Swain, Chuck Costa, Bruce Kuveke, Bill Rodreick, Manager were present. Darcy Grizzle and Irene Briggs were absent. Bill Moser announced the death of Karl Briggs.

Secretary's report: June minutes were not completed as of this meeting, as recorder did not work. Shirley made motion to approve May minutes, Ed Swain seconded, all approved, no against.

Treasurer's report: Chuck Costa reported cash on hand as of June 30th was \$138, 048.29. Budget sheets were handed out. Playground fund total \$1577.00. Collected 85% of what was expected. See budget sheet for expenses, **workman's comp had exceeded the budget.** Income this year after expenses \$38, 016.59.

Managers Report: Bill Rodreick thanked all that showed up for the highway cleanup, it went very well. Three fish plants totaling 1900 lbs. have been done. Will plant maybe two more times. Runway was rolled & sprayed for weeds. The Pavillion was used for 3 different functions, more planned for next summer. Ranchers are working on fence lines on south end. Tennis Courts are repaired & basketball hoop is repaired. Horse pasture fence has grass growing up into it, Bill weed whacked so the grass would not keep grounding out the **electrical tape. GFI's were replaced on Pavillion, as one was failing. Mike donated them.** Street signs are caught up.

Committee reports:

- A. Finance Committee – Chuck Costa, Chairman; Shirley Burke, Vice-Chair; Janelle Pearce to assist.
 - a. Budget – Covered above.
 - b. Liens – No report.
 - c. Reserve to Preserve – Janelle Pearce reported that Utah State Legislature passed a **law that HOA's need to perform** reserve studies and file them with the state by July 1, 2012. The Finance committee met to go over the previous study and realized that a professional reserve study should be done to update our records and comply with state law. She contacted 3 different companies for proposals: Facilities Advisors declined to submit a proposal. YKL Consulting proposed a cost of \$3500. They did not send a sample of their reserve studies. Complex Solutions is a well-known and respected company with offices in Nevada, California & Utah, so they are very familiar with Utah laws. Janelle was impressed with their program and several levels of pricing were offered. Janelle handed out paperwork showing what would be included in their study. She recommended doing a Level 1 report, with a 7 week turnaround, at a cost of \$2,800 to be paid with Reserve to Preserve funds. Utah law requires that the studies be updated every two years. After this year, the Finance committee could update the study at no cost for the next 2 and 4 year of filings. Ed Swain reported that he had experience with Complex Solutions & agreed that they

do a good job. Level 1 - they compile a list of components after a site visit; Level 2 - the study is based on the component list that we provide. We want them to compile **the list so that we don't** leave anything out. The expense will not affect the current general fund budget. Janelle would like to have this completed before winter to be able to perform the inspection and there will be more demand for consultants to perform reserve studies as the state gets closer to the filing deadline. Motion by Ed Swain to go with Complex Solutions & the Level 1 study with 7 week turnaround. John Love seconded the motion. All approved, no against.

- B. Legal Issues Committee - Ed Swain, Chairman; Bob Runkle, Vice-Chair; and Bruce Kuveke to assist
 - a. Lot Dues - A packet will go out to owners with multiple lots letting them know what they need to do to apply for joined lots and what fees are owed.
 - a. Cabin Rental Issues - Janelle will organize meeting and should have a recommendation at next meeting.
 - b. Roads - Nothing to report.

- C. Property & Facilities Committee - Bruce Kuveke, Chairman; Ed Swain, Vice-Chair
 - c. Parking, Runway & Facilities - **see Manager's report above.**
 - d. Environmental, Pond & Fence - **see Manager's report above.**
 - e. Durablend Storage Tank - Dean Loveland spoke with Bruce Kuveke regarding the purchase of a storage tank for Durablend so that we can do our own spot repairs. We asked for a proposal in writing. What size tank & at what cost, what environmental issues if any, will it freeze, do we need a containment pond, etc. He replied he has two tanks, one tank 4200 gallon poly plastic \$2500, 3200 gallon metal tank \$1600, does not freeze, does not need containment pond, \$100 delivery charge. Price per gallon would be the same as previously charged. More information is needed to make a decision. Bruce will report back next meeting.

- D. Community Relations Committee - Chuck Costa, Chairman; Janelle Pearce, Vice-Chair; Darcy Grizzle to assist.
 - a. None to report.

- E. Events Committee - Bill Moser, Chairman; Bruce Kuveke, Vice-Chair; Paul Hicks, Bob Runkle & Darcy Grizzle to assist.
 - a. Labor Day Weekend Activities - Looking for volunteers, please get with Bruce Kuveke & Irene Briggs. Volunteer list is at barn for sign up. Free hot dogs for all volunteers.
 - b. Spaghetti Fundraiser - scratched for now as of this meeting
 - c. Current Events - only thing up right now is for Camp Golden Eagle.

- F. Architectural Committee - Bob Runkle, Chairman; Ed Swain to help, Vice-Chair; Bill Rodreick and Janelle Pearce to assist.
 - a. Architectural Review - One addition going on.
 - b. Storage Containers & Sheds proposed Rules & Regulations - nothing
 - c. Lot Owner Complaints - Lot 211 Unit 1, has parked a trailer below lot 210 & HOA has been requested to send a letter telling the owners they have 30 days to move the trailer. **The language of the CC&R's was reviewed.** Section D (2) of the CC&R's states: No trailer of less than 30 feet may be placed permanently on any lot and

trailer must be metal finished and of good exterior quality. The thirty (30) day limitation under Section D (3) refers only to the length of time tents, shelters or campers can be left on any lot. It was determined that there was no evidence that the trailer was permanently placed and the Board decided they could not take any action.

G. Rental Regulation and Enforcement Committee - Janelle Pearce, Chairman; Bill Moser, Vice-Chair; Bill Rodreick and Bruce Kuveke to assist.
Three properties were identified as rentals and will be sent a letter notifying them to cease and desist or pay the registration fee.

H. Old Business: JB Investment & Kane County Water Conservancy Agreement – Out Lot A will be donated to Swains Creek Pines through this agreement. The land is along the south side of the runway. We will also be allowed to use the meadow per an agreement with the Water Conservancy District.

I. New Business:

a. None to report.

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

Condition of the roadways was discussed.

K. Meeting Schedule:

September 4 (Annual Meeting), October 8 (revised), and January 7, 2012.

Motion to adjourn by Shirley Burke. Bob Runkle seconded. The next board meeting will take place August 14th, 2011.

Respectfully submitted,

Darcy Grizzle
Secretary