

August 14, 2011 minutes of Board Meeting
Of Swains Creek Pines Lot Owners Association

Meeting called to order at 10:05 a.m. by Bill Moser. Bob Runkle, John Love, Shirley Burke, Janelle Pearce, Ed Swain, Darcy Grizzle, Chuck Costa, Bruce Kuveke, Bill Rodreick, Manager, and Irene Briggs present. **Bill Moser thanked all for the help at Karl Brigg's service.** There will be a memorial tree for Karl Briggs, Irene wants a Canadian chokecherry & will pick the spot to plant, & a plaque will be made in honor of Karl.

Secretary's report: John Love made motion to approve June minutes, Ed Swain seconded. The July minutes are not typed up as of this meeting & will be approved with August minutes at the September meeting. All approved, no against.

Treasurer's report: Expenses: A few minor items have exceeded what was budgeted. We are close to 70% of what was expected to be spent, 7 months into the year. Revenue is at 95% of what was budgeted. More will be coming. A letter will be sent out to the suspected rentals, so those fees can be collected. If rental fees are not brought in, budget will be adjusted, as it was estimated income. Next year budget will be for confirmed rentals only. Rental fees and regulations will be revisited by the rental committee. Janelle Pearce motioned to approve treasurer's report, John Love seconded. All approved, no against.

Managers Report: 2300 lbs of rainbow have been planted. Another plant will be before Labor Day weekend & that will be the last one. Found a sick deer, dog was chasing it. We have to stress that dogs need to be kept under control. The conservation officer has authority to take down a dog that is chasing deer. The owner of dog was talked to by officer, no citation was issued. If cattle are inside the Swains Creek boundaries, call Bill Rodreick with the ear tag color so that he can call the corresponding rancher to remove their cattle. Bill has been purchasing fencing material out of petty cash for the ranchers to repair the fencing & giving receipts to Irene.

Committee reports:

- A. Finance Committee – Chuck Costa, Chairman; Shirley Burke, Vice-Chair; Janelle Pearce to assist.
 - a. Budget - Covered in above.
 - b. Liens - 29 liens have been filed. Exceeds last year by 9 liens.
 - c. Reserve to Preserve – Consultant beginning work on Reserve Study. May have report by the October meeting.

- B. Legal Issues Committee – Ed Swain, Chairman; Bob Runkle, Vice-Chair; and Bruce Kuveke to assist
 - a. Lot Dues – most have paid. See above, 29 liens out for collection.
 - b. Cabin Rental Issues – discussed above.

- c. Roads - Ed Swain reported that he had a very productive meeting with Commissioner Heaton and Burt Harris of Kane County to discuss correcting roads that were guaranteed to be wider than they are. Commissioner was surprised at the condition and width of the roads. Ed gave a list of the deficient roads to the Commissioner and the grader came & took care of View the next day. Significant amount of work will be done this year, & some next year; however, access to gravel is needed. Ed was told that there was a clause in the original agreement that gave us only 1 year to submit complaints and that time limit has since passed. Options to assist Kane County with obtaining gravel for our roads will be researched by Bill Rodreick. Ed also said time and patience will be needed to complete road improvements.
- C. Property & Facilities Committee - Bruce Kuveke, Chairman; Ed Swain, Vice-Chair
- a. Parking, Runway & Facilities - None to report.
 - a. Environmental, Pond & Fence - None to report.
 - b. Durablend Storage Tank - Bruce Kuveke did not get a reply from Dean Loveland regarding the total price for storing durablend. Bruce made a motion to drop the proposed purchase of the durablend tank & product for now, as it is not budgeted in this year's expenses. Ed Swain seconded. All approved, no against. Problem areas will be noted for extra attention/application next year. Product tends to adhere in the center of the road due to the compaction of the soil.
- D. Community Relations Committee - Chuck Costa, Chairman; Janelle Pearce, Vice-Chair; Darcy Grizzle to assist.
- a. Newsletter was sent. Next one will go out at end of January.
- E. Events Committee - Bill Moser, Chairman; Bruce Kuveke, Vice-Chair; Paul Hicks, Bob Runkle & Darcy Grizzle to assist.
- a. Labor Day Weekend Activities - Need volunteers. Please get with Bruce Kuveke & Irene Briggs. Sign up sheet is at Barn. Saturday 3:00pm will be meat wrapping at Barn. Firepit schedule will be organized by Bruce Kuveke. Irene will revamp the way we schedule Camp Golden Eagle & maybe do fewer activities, keep all kids involved in each activity for an hour. Mike Gurrera would like to volunteer for the fishing tournament. He has a possible donor for tackle boxes etc. Shirley Burke will organize Kareoke after the night hike.
 - b. John Grul, suggested having an ATV educational class for kids during Camp Golden Eagle. Will work into next years schedule if permits are not granted in time for this year. Irene suggested over 4th of July & September. Maybe Memorial weekend also. Will go ahead & put up a registration for a class at 4pm Saturday after Camp Golden Eagle. Parents need to attend with their children. This will teach rules of road, code of ethics, right of way, etc.
 - c. Spaghetti Fundraiser - for playground. Day of last board meeting October 8th, 2pm.
- F. Architectural Committee - Bob Runkle, Chairman; Ed Swain to help, Vice-Chair; Bill Rodreick and Janelle Pearce to assist.
- a. Architectural Review - None to report.
 - b. Storage Containers & Sheds proposed Rules & Regulations - None to report.
 - c. Lot Owner Complaints - None to report.

- G. Rental Regulation and Enforcement Committee - Janelle Pearce, Chairman; Bill Moser, Vice-Chair; Bill Rodreick and possibly Bruce Kuveke to assist.
Irene Briggs is working on letters to be sent out regarding unpaid registration fees. Janelle plans to organize a meeting with the Finance, Legal and Rental committees to discuss current policies and fees.
- H. Old Business: Swains & JB Investment Agreement - Irene is waiting on quit claim deeds for the lots that were donated to Swains Creek Pines. Dues will be no longer be paid by JB Investments for those 2 lots, a loss of \$370 in future years. The property taxes that Swains Creek will have to pay for the donated lots will be very low as they are not buildable properties.
- I. New Business:
- a.** Multi HOA Meeting – Bill & Nancy Cox, President of Meadow View Heights HOA called for a meeting on the 6th of August for representatives from all HOA's on the mountain to discuss common issues that HOA's are dealing with. The Cedar Mountain Advisory Council (CMAC) representatives were at this meeting and suggested that the HOA's be represented on Council. Combining with CMAC may be a benefit, as they already have Memorandums of Understanding with a lot of Utilities, Sherriff, Water Conservancy District etc. The Multi HOA Group will join forces with CMAC to deal with common issues, instead of each HOA's handling separately, to provide one voice for the betterment of the Cedar Mountain area. The board needs to nominate a board representative to apply for CMAC. It must be a member of the board. There is an application process. Next meeting is Saturday Aug 20th 10am, at the fire station for all interested. Janelle & Bruce will attend & give us a report. We will nominate a board member at the September meeting.
- J. Open Meeting: Lot owners to address the board:
- Dave Magaw had questions regarding co-joining issues. His questions were answered after the meeting had adjourned, as this had already been covered in previous meetings.
- K. Meeting Schedule:
September 4 (Annual Meeting), October 8 (revised), and January 7, 2012.

Motion to adjourn by Bob Runkle, Shirley Burke seconded. Meeting adjourned 11:55p.m. The next board meeting will take place Sept 4th, 2011.

Respectfully submitted,

Darcy Grizzle
Secretary