

**August 18, 2007 minutes of Board Meeting
Of Swains Creek Pines Lot Owners Association**

Meeting called to order at 10:00 AM. Alan Zellhoefer, John Ewing, Frank Pearce, Jayne Alcorn, Gary Decker and Cheryl Case present. Bill Rodreick, Manager, also present. Cathy Jones, Andy Osterhout, and Dale Gardner were not present.

Secretary's report: Cheryl Case – Frank Pearce move accept the July 28, 2007 minutes. Seconded by Jayne Alcorn. Motion carried. Cheryl Case moved to purchase a used laptop computer for \$100. Seconded by Gary Decker. Motion carried.

Treasurer's report: Frank Pearce – Petty cash account, \$300.00. Reserve to Preserve \$78,343.92. General fund account \$60,999.40. Cheryl Case moved to accept the Treasurer's report. Seconded by Gary Decker. Motion carried.

Manager's report: Bill Rodreick – Some repairs, minor maintenance and painting has been done. Some road signs that have been hit by gravel trucks have been replaced. Lou Pratt is not sure who will pay to replace all signs. PCI should finish hauling gravel in one week, then will install driveway culverts. PCI to determine where culverts will be installed. Lot owners may post a sign to request a culvert. New water line started, going north of Swains. Physician's Assistant Hernan Gerrard will work at a medical clinic which will open in Duck Creek this fall or winter. Hopefully the clinic will be open at least 4 days week. Fire restrictions have been lifted, fires are now permitted in approved pits. Work was done on the tennis court, and a sign has been posted "for lot owners only". There was damage to restrooms recently. If damage continues, restrooms may be locked at night. Dust Busters does the magnesium chloride. If we do the entire estimated 17 miles which includes the main road, the cost this year is approximately \$60.00 per lot. There is no price estimate for next year. Kane County would have to prepare the roads. An alternative to the magnesium chloride is twice the cost, but lasts longer. Sharree Hall, of Dust Busters, suggests in April we start setting magnesium chloride up, and recommends treatments two years in row. Following discussion, Alan Zellhoefer stated this issue should go out for vote, and will be discussed at the annual meeting. Bill will contact Sharree to ask for answers to frequently asked questions.

Committee reports:

A. Finance Committee – Frank Pearce, Chairman. Dale Gardner, Vice-Chairman.

Treasurer.

- a. Liens. No report.
- b. Reserve to Preserve will be discussed at the October meeting.
- c. Annual Lot Owner Dues – No report.

B. Legal Issues Committee – Cathy Jones, Chairman. Jayne Alcorn, Vice-Chairman.

- a. C.C. & R.s – No report. Buddy Madden asked what this committee is doing as in the year 2000 our legal counsel said the consolidated CCRs were

invalid. Following discussion, it was clarified that the purpose of this committee is to conform the CCR's for the purpose of having all lots under the same rules and to improve enforcement.

- b. Insurance – No report.
- c. Security - Bob Runkle requested board members put signs on their cars. Irene Briggs agreed to contact the Sheriff regarding putting in speed detector signs and officers; this was done at Strawberry and had reduced speeding. There was discussion regarding lowering the speed limits in some areas.
- d. Public Easements – Alan Zellhoefer stated the Harris Springs' road issue is being resolved; deeds are being finalized. Bill Rodreick stated the Kane County Water Conservancy was involved in reaching the resolution. Alan stated the County plans to accept those roads. A complaint was received from a lot owner about a private contractor's driving, and that lot owner will post a sign on his property.

C. Property & Facilities Committee – John Ewing, Chairman. Andy Osterhout, Vice-Chairman.

- a. Water & Pond – The pond is dry.
- b. Environmental & Fence – Dee Ewing stated several people walked sections of the fence and determined what needed to be fixed; information was given to Andy. Andy to contact ranchers, and may try to get a date to work on the fence together. Irene Briggs stated grazing permit on the north will not be used this year because the water line is going in across that. Jayne Alcorn stated some new zigzag fence was put in where the cattle are. Margie Black stated the gate is being left open at south end. Cows are in the south end until mid-October.
- c. Roads, Parking, Runway & Facilities – John Ewing stated the runway is in the best shape of last 12 years. Rain has improved the roads. Jayne Alcorn stated there was a meeting on snowplowing yesterday. Swains is on the list. Rudy De La Paz applied to provide snowplowing, and would buy professional equipment to do the Swains Creek area. Snowplowing cost would be assessed with property taxes.
- d. Water Conservancy – John Ewing stated some have very high water pressure.

D. Community Relations Committee – Cheryl Case, Chairman. Jayne Alcorn, Vice-Chairman.

- a. Newsletter – Cheryl Case stated the next newsletter goes out after Labor Day.
- b. Fire & E.M.S. – Jayne Alcorn stated restrictions have been lifted, a permit is not needed for the annual BBQ. The Fire Station did not agree to supply a fire hose to Swains. Jayne suggested we ask for a donation. The date for the proposed fire station in Swains is 2011. Jeff Hoyt said the cost is \$30.00 for wrench for the fire hydrant. Due to the resignation of Eric Baren, Jeff Rybolt is acting assistant fire chief.
- c. Personnel – Bill does an excellent job.

E. Events Committee – Alan Zellhoefer, Chairman. Bob Runkle, Vice-Chairman.

- a. Labor Day – Fire pit is ready. Roasts have been ordered. Most supplies have been purchased. Volunteers are needed for fire pit watch and some activities. Bill will mow and run weed whacker. Bob Runkle ordered the port-

- a-potty. Irene Briggs stated raffle tickets are available; prizes include four quilts and a BBQ. Prizes may be donated. Irene agreed to contact the Sheriff to ask him to address the lot owners at the annual dinner regarding changes to the Kane County OHV ordinance.
- b. Nominations – No report.
- c. Election – Ballots may be mailed. Absentee ballots will be counted the Friday before Labor Day.
- d. Pot Lucks – (6:00pm-Utah time- on Board meeting days at the Pavilion)

F. Architectural Committee – Gary Decker, Chairman. Cathy Jones, Vice-Chairman.

- a. Architectural Review – Gary Decker contacted the Kane County building inspector department. They are willing to cooperate. Barbara or Sabrina can be contacted. Property owners are to submit plans to Bill Rodreick; plans to be reviewed. Bill agreed to contact the Kane County building department once per month to check for additional plans. Bette Madden asked about junk and dangerous items around cabins. Violations of the Kane County nuisance law can be reported to the building inspector, or the Sheriff
- b. Lot Owner's Complaints – Mediation is set for August 24 at 10am, in St. George. Gary Decker investigated several complaints – he was unable to contact anyone about the swimming pool. He checked for progress at another property which was looked at before. Another property below Hodges is occupied by multiple RVs. The occupancy is contrary to CCRs, and a letter should be sent to the lot owner.

4. Old business:

- a. Horse corral rules. - Proposed rules were reviewed. Frank Pearce moved to accept the latest draft of Horse Pasture Rules. Jayne Alcorn seconded. Motion carried.
- b. Dues increase – Alan Zellhoefer stated the Board plans to move for a \$5.00 increase in January. This will be discussed at the Labor Day meeting. Irene Briggs stated a proposed 2008 budget will be emailed or sent to board members for review and approval at the January meeting.

5. New business:

Jane Alcorn provided information about the Cedar Mountain Fire Protection District's fundraiser project for a new emergency alert system. Flyer to be posted at barn.

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

Bette Madden asked about security provided. Bob Runkle stated the area is patrolled.

7. Meeting schedule: September 2 (annual meeting), October 13th, January 22, 2008

Frank Pearce moved to adjourn. Seconded by Cheryl Case. Meeting adjourned at 11:41 AM.

Respectfully submitted,
Cheryl Case, Secretary