

**May 19, 2007, Minutes of Board Meeting
Of Swain's Creek Pines Lot Owners Association**

Meeting called to order at 10:05 AM. Alan Zellhoefer, John Ewing, Andy Osterhout, Gary Decker, Frank Pearce, Jayne Alcorn, Cathy Jones, Dale Gardner, and Cheryl Case were present. Bill Rodreick, Manager, was also present.

Secretary's report by Cheryl Case. Motion to accept the January 20, 2007, minutes by Frank Pearce. Seconded by Cathy Jones. Motion carried.

Manager's report by Bill Rodreick.

Bill opened early this year, on April 9, 2007. Trucks chlorinated, flushed, and running. First water sample passed. The runway has been rolled twice. Although signs are posted, one person drove on the runway and has paid the minimum \$50.00 fine. The 45,000 gallon tank has been repaired. Fuel for the Association can now be purchased by Bill, Bob Runkle, or Dave Alcorn, at Todd's. Tradewest began some repairs April 19. Utilities are being moved in Units 1 & 2, going North. Picnic tables are being maintained. 600 pounds of fish were planted April 28th, the cost was \$4.50 per pound for a total of \$2,700.00. The water level in the pond is dropping. The small tractor needs repairs estimated at \$100.00. Six bids have been received for work to connect the barn to the water system. Bill agreed to submit a Manager's Report for the newsletter. The water line from the spring was cut, probably by a contractor, and has been repaired. An estimated 182 properties have connected to the water system. There were over 333 tanks that were serviced by the water truck deliveries. Irene Briggs donated six filing cabinets, which are in the office. 41 loads of water have been delivered as of today, compared to 125 loads this date last year.

Committee reports:

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

Treasurer.

- a. Liens. Irene Briggs reported liens will be placed July 1.
- b. Reserve to Preserve. There was discussion regarding reviewing the budget to adjust for lost income due to the new water system. Irene Briggs stated \$1,000.00 was donated to C.M.A.C., pursuant to the January budget.
- c. Annual Lot Owner Dues. Irene Briggs reported there are 37 properties that owe dues for 2007.

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

- a. C.C. & R.s. Cathy Jones stated Irene Briggs is working on putting the CCRs on the website.
- b. Insurance by Cathy Jones. Bids to purchase and remove fuel tank by mid-July are to be submitted to Cathy. Cathy to check on insurance for a playground area. Nation's Air Insurance Agency has agreed to renew the insurance on the runway.
- c. Security. Discussed under Old Business.
- d. Public Easements. No report.

John Ewing agreed to draft the Resolution to transfer title of the truck to Kane County Water Conservancy District, effective June 3. Resolution to be signed and notarized to

transfer title. Irene Briggs stated \$386.27 was recently paid for 6 months insurance; State Farm will issue refund.

Jeff Hoyt thanked the Board for their efforts with the installation of the new water system.

New construction now requires a water meter inspection before the lines are buried, as well as building permit.

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

- a. Water & Pond. Bill Rodreick reported the pond is down over one foot, and never completely filled this season.
- b. Environmental & Fence. John Ewing provided Kane County ordinance 1994-1. Norm & Cheryl Case, Dee Ewing, Teresa & Alan Zellhoefer, and Paul Hicks will work on the fence. Fence line to be checked; report of areas to be repaired is due to John Ewing by June 9.
- c. Roads, Parking, Runway & Facilities. John Ewing reported the runway is in excellent condition. Bill Rodreick reported the area around the barn will need more gravel in the future. Motion by Cathy Jones to authorize Bill Rodreick Bill to repair the garden tractor. Seconded by Jayne Alcorn. Motion carried. The barn needs to be connected to the water system, the job includes digging, a freeze hydrant, spicket at the barn, and PRV valve. Water goes to the restrooms, pavilion, and barn. Bob Runkle will do the connection. Motion by John Ewing to authorize Bill Rodreick to select the bid to finish the water connection, not to exceed \$1,000.00. Seconded by Cathy Jones. Motion carried.

Andy Osterhout agreed to contact Carla Johnson to get on the Commissioner's June 4 agenda to request existing roads be graded, to address dust control, fire hazard concerns, and road signs. Letter regarding agenda to be provided to Mike Noel, and Sunrise Engineering.

Jeff Hoyt will use about 300,000 gallons of water (total) before and after roads are graded. Cement collars to be in the roads, around the water valves.

Other developments are using magnesium chloride (mag chloride) at a cost of \$40.00 per lot. Roads treated once per year, for two years. Kathy Martin (#3626) organizes the mag chloride treatments.

Our roads are to be graded within two weeks, according to Brian Harris.

An application must be submitted to the Fire District to snow plow our roads.

According to Brian Romney, the County doesn't pay for new road signs, County may provide underground base for them. Road contractor may install them in exchange for place to park during road improvement. Signs eventually will have to be replaced, to be uniform with other developments.

- d. Water Conservancy. Previously discussed.

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

- a. Newsletter by Cheryl Case. Information to be provided to Karen Kegley today.
- b. Fire & E.M.S. by Jayne Alcorn. There are now nine Cedar Mountain Fire District (CMFD) board members. CMFD bought ten new pagers with the \$5,000.00 grant from Dixie Leavitt Insurance Agency And Fireman's Fund. Four new E.M.T.s finished the basic class and passed the test; they will take the State test. There were two fires in the new dumpsters; do not dispose of hot ashes in the dumpsters. CMFD fundraisers will be June 16, July 7, and August 4.

- c. Personnel by Cheryl Case. Bill Rodreick is doing a wonderful job. Dave Alcorn is ready to work the two days Bill is off, to be determined by Bill. Volunteers may assist at the barn if Dave is unable to work.

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

- a. Labor Day by Alan Zellhoefer. Suggestions to be submitted to Teresa Zellhoefer.
- b. Nominations. No report.
- c. Election. No report.
- d. Pot Lucks to be scheduled.

Adopt-A-Highway to be June 16. Meet at 10:00 AM (Utah time) at the barn.

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

Gary Decker provided a draft letter for violations. Letter to be discussed at the June meeting. Bob Runkle provided forms that were previously prepared for complaints. There was discussion regarding the CCRs, and the Kane County Nuisance Ordinance. Irene Briggs volunteered to obtain information about consolidating all six CCRs, and report to the Board. Irene stated our CCRs are similar to other areas; some other Association fees are \$260.00 per month. Alan Zellhoefer stated there should be an addendum to the CCRs. Lot owners may be asked to vote to determine if the Board should pursue this issue. Cathy Jones volunteered to contact other Home Owners Associations about their CCRs.

- a. Architectural Review. Bill Rodreick stated two plans have been submitted; both projects have been approved and have started. Letter from Ben Schoonover regarding storage shed was given to Gary Decker.
- b. Lot Owner's Complaints. Bill Rodreick stated Clark cabin was built with concrete steps and a stoop within five feet of the Eddowes' property line (lot 70), and is in violation. A variance was given by Kane County to allow building to go to ten feet from the property line. Gary Decker to notify Ms. Eddowes this violation should be reported to Kane County.

4. Old business:

- a. Horse corral rules by Cathy Jones. Drawing provided of proposed pasture area, which includes a parking area. Recommendations for the rules to be provided at next meeting.
- b. Removal of fuel tank. Previously discussed.
- c. Purchase of safety vest. Vests were purchased.
- d. Security camera. Meeting was not recorded from 12:15 PM to 12:40 PM, during presentation of video surveillance by Mike Oliphant. Alan Zellhoefer to review video security book provided by Mike, and report at next meeting.

Meeting adjourned at 12:50 PM to conduct executive session. Meeting resumed at 1:30 PM.

- e. Ablhanai / Lloyd lawsuit was discussed during executive session. Lawsuit to proceed.

Treasurer's Report by Frank Pearce. The balance in the Reserve to Preserve account is \$77,781.21, the balance in the general account is \$67,741.07, the balance in the petty cash is \$300.00; the total balance is \$145,822.28. Motion by Cheryl Case to accept the Treasurer's report. Seconded by Dale Gardner. Motion carried.

5. New business:

a. Large water tank / K.C.W.C.D. Alan Zellhoefer stated any interest the Association had in the tank was assigned to KCWCD.

6. Open meeting: lot owners to address the board: None.

7. Meeting schedule:

June 9 th	September 2 (annual meeting)
July 28 th	October 13 th
August 18 th	January 22, 2008

Motion to adjourn by Frank Pearce. Seconded by Dale Gardner. Motion carried; meeting adjourned at 1:35 PM.

Respectfully submitted,

Cheryl Case

NOTE: Pot lucks to be June 9, June 23, July 14, July 28, August 4, and August 18, at 6:00 PM (Utah time), at the pavilion.