

**October 13, 2007, minutes of Board Meeting
Of Swains Creek Pines Lot Owners Association**

Meeting called to order at 10:15 AM. Alan Zellhoefer, Frank Pearce, Cathy Jones, Andy Osterhout, Dale Gardner and Cheryl Case present. Bill Rodreick, Manager, also present. John Ewing, Jayne Alcorn, and Gary Decker, were not present.

Secretary's report: Cheryl Case – Frank Pearce moved to accept the August 18, 2007 minutes. Seconded by Cathy Jones. Motion carried.

Treasurer's report: Frank Pearce – Petty cash account, \$300.00. Reserve to Preserve \$78,709.76. General fund account \$38,113.08. Cheryl Case moved to accept the Treasurer's report. Seconded by Cathy Jones. Motion carried.

Manager's report: Bill Rodreick has started winterizing at the barn. Picnic tables are all under pavilion. "No snowmobile trailers" sign will be posted. Swains will most likely be snowplowed this year. Rudy may have the contract and has purchased equipment. Vehicles left in parking areas should include contact information on dash: name, phone number, lot number. No new building permits have been issued. This year ten new cabins were finished or are in progress. There were five additions, three new garages, and at least 5 storage sheds. Bill would like to build an office next spring and provided a drawing for a 10x10 office in the corner of the barn where old storage tank is. Bill would do labor. The metal water tank in the barn and water pumps are no longer needed and can be put up for bid. Following discussion, Bill stated he would get an estimate for the cost of the office, including equipment. Bill proposed working six hour per day next year, five days per week, with Sunday and Monday off. Bill would take ¼ cut in pay. This is a six month contract. Discussion regarding additional work Bill could do, including fence repair, and the horse pasture project. Bill to update manager's job description. A back-up person may be needed on some Sunday mornings. There was discussion regarding the budget for next year. Irene Briggs stated year-end financial information should be to Board members before the January meeting for Board to review; decisions should be made in January. Bill stated he has approval for delivery at the area near the airplanes on Monday for a load of logs for a new cabin.

Committee reports:

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

- a. Liens – no changes.
- b. Reserve to Preserve – no changes.
- c. Annual Lot Owner Dues – This will be addressed after a review of next year's budget. Cathy Jones volunteered to assist with budget.

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

- a. C.C. & R.s – no report.
- b. Insurance – no report.
- c. Security – Bob Runkle stated one cabin had a rock through a window. Nothing appears to be missing. The Sheriff will make report when the lot owner returns. Bob has fixed the window. There is an additional ½ employee added to the Sheriff's staff for the area. Officers were in our area for Labor Day.
- d. Public Easements – no report.

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

- a. Water & Pond – no report.
- b. Environmental & Fence – Cows are gone.
- c. Roads, Parking, Runway & Facilities – Contract is finished. Roads were accepted by the Kane County Road Department. There have been some washouts. Lot owner complaints

should be referred to Kane County. Newsletter and website to include contact information for the County.

- d. Water Conservancy – The Board has not been approached about final position for well house.

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

- a. Newsletter – Information due to Karen by Friday. THANK YOU to Karen for her work.
- b. Fire & E.M.S – The new assistant chief is Jeff Rybolt.
- c. Personnel - New contract to be submitted at January meeting.

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

- a. Labor Day – Cheryl Case to draft questions to be included with dues notice to our 524 lot owners, asking if we should do the Labor Day activities for 2008, and if lot owners would volunteer to help. Draft to be sent to Board for approval. Irene Briggs to include approved questions with dues notice.
- b. Nominations – no report.
- c. Election – no report.
- 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 – The Ablahani and Lloyd lawsuit regarding lot 275, Unit 2, has been resolved in Mediation. Sides will be painted, Board to choose colors. Three long shutters with contrasting color will be added per each long side to resemble windows. Trees at least four feet tall will be planted and maintained in between the shutters. Trees must be replanted if they die. If trees die a second time, the issue would be readdressed. The green roof will not be repainted. Improvements must be completed by September, 2008. Lis Pendens has been released. The corrected elevation drawing was not submitted as agreed. Final plans to be to the Board by the January meeting for approval. Group to meet to choose colors after this meeting.
- b. Lot Owner's Complaints – none.

4. Old business:

- a. Magnesium Chloride - Roads are still dusty. Bill Rodreick will determine exact mileage in the development. Product is sold by mileage. Cost per ton will be available in spring. Roads have to be wet to make product work. Contractor will probably be Kane County Road Department. Multiple applications will most likely be needed. Question to lot owners to be included with dues notice to determine if lot owners support this, and if they would be willing to pay an assessment.
- b. Dues increase – no report.
- c. Snow plowing – Roads with fire hydrants will be contracted to be plowed. View Drive and Apache are concerns. Those doing the plowing will concentrate on areas where people live and are most often here. Lot owners can contact Rudy and Andy to negotiate snowplowing individual driveways. Newsletter to include contact information for Rudy and Andy. Andy stated a trail system for snowmobiles is needed.
- d. Water well for Sunrise Engineering – previously discussed.

5. New business:

- a. Presentation of service plaques – plaques presented to Frank Pearce, Cheryl Case, Andy Osterhout, Gary Decker, and Alan Zellhoefer. Thank you to Teresa Zellhoefer for obtaining the plaques.

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

Discussion regarding mag chloride. The current estimate is \$75.00 per lot per application. Manufacturer recommends applications two years in a row, skip a year, then do another application. Dave McGaw thanked the Board for their work.

7. Meeting schedule: Next meeting is January 12, 2008. (NOT January 22, 2008). Meeting will be held at 10:00 AM (Utah time) at Community Association Management, 410 East Tabernacle, Suite B, St. George, Utah 84770. Directions: Take the St. George Blvd exit #8, go west and cross the freeway to

400 East, turn left and go south one block. The building is on the southeast corner of Tabernacle and 400 East. Contact Irene Briggs at 435-688-2811 if you need additional directions.

Frank Pearce moved to adjourn. Seconded by Cathy Jones. Meeting adjourned at 11:55 AM.

Respectfully submitted,

Cheryl Case, Secretary

NOTE: Colors chosen from the Industrial Color Systems Selections were 389 for shutters, and 432 for the sides.