

**June 9, 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, Frank Pearce, Jayne Alcorn, Cathy Jones, Dale Gardner, and Cheryl Case were present. Tom Wells, Assistant Manger, was also present. Gary Decker and Manager Bill Rodreick were not present.

Secretary's report by Cheryl Case. Motion to accept the May 19, 2007, minutes by Frank Pearce. Seconded by Cathy Jones. Motion carried.

Treasurer's report by Frank Pearce. \$300.00 in petty cash; \$77,970.37 in Reserve to Preserve account; \$62,083.72 in general account. Motion by Cheryl Case to accept the Treasurer's report. Seconded by Andy Osterhout. Motion carried.

Manager's report by Irene Briggs on behalf of Bill Rodreick. Tom Wells has agreed to work for Bill as needed. 500 pounds of fish were planted May 23. Water level in the pond is dropping; this will be the last plant this year. Nolan Anderson put in the water to the barn, which will be hooked up with Bob Runkle's help. Jeff Hoyt took the GMC last Tuesday, on behalf of the Kane County Water Conservancy District. Garkane completed work in Units 1A & 2; they are working in Unit 3. PCI was awarded the road contact and plans to start work in two weeks. At least four times, ATVs or trucks have trespassed on the runway; two drivers were found and fined \$50.00 for damages. The runway was rolled Thursday. Well is being tested and should be back on line this week; water is being pumped into the pond during the test. 93 loads of water have been delivered this year, compared to 308 this time last year. Motion by Frank Pearce to accept the Manager's report. Seconded by Cathy Jones. Motion carried.

Committee reports:

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

- a. Liens. Irene Briggs reported there are 63 lots that have not paid dues this year. Liens will be placed July 1 if dues are not paid.
- b. Reserve to Preserve. Irene Briggs stated we are on target to contribute 17% to this account, as we have done in past years. Irene summarized 'before' and 'after' revisions to the budget to address the changes due to the new water system, and increased expenses. There is a projected negative of \$1,415.00. Motion by John Ewing to raise property transfer fees from \$75.00 to \$100.00, to increase the Camp registration from \$15.00 to \$20.00, and increase the fine for runway damage to a minimum of \$150.00. Seconded by Cheryl Case. Following discussion, Motion carried. Motion by John Ewing to increase dues by \$5.00. There are 807 dues-paying lots. Following discussion, John requested the Motion be tabled. Motion by Alan Zellhoefer to have Frank Pearce and Irene Briggs submit proposal to Board members for a proposed dues increase, amount to be determined by the Board, to be presented to the lot owners for a vote. Seconded by Cathy Jones. Motion carried.
- c. Annual Lot Owner Dues. Discussed above.

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

- a. C.C. & R.s. Irene Briggs stated the Salt Lake City attorney group contacted has requested additional information, which was provided.
- b. Insurance by Cathy Jones. Insurance would cost \$67.00 per 'area' for a playground.
- c. Security. There have been no recent burglaries. Three of the five people who were committing crimes in this area have been sentenced; two are awaiting sentencing. Following discussion, it was agreed the Board would not pursue a security system at this time.
- d. Public Easements. No report.

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

- a. Water & Pond. Discussed above.
- b. Environmental & Fence. Some sections of the fence have been checked. Repairs are needed. One part was taken down, another part has an electric fence. Forest Service to be contacted. The south fence at Unit 1-A, (lots 92 through 126), was repaired by Norm Case.
- c. Roads, Parking, Runway & Facilities. There was discussion regarding the need for road improvements, and the option of using mag chloride. Andy Osterhout stated Lou Pratt believes our roads will be good enough to plow in the winter; the Fire Station determines if the roads will be plowed. The County Commissioners agreed to provide new road signs and posts.
- 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 by July 8. Bios for those running for the Board are to be included with the election packet.
- b. Fire & E.M.S. by Jayne Alcorn. CMFD fundraisers will be June 16, July 7, and August 4.
- c. Personnel by Cheryl Case. Bill Rodreick and Tom Wells are doing a great job.

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

- a. Labor Day by Teresa Zellhoefer. Volunteers will be needed. Bob Runkle will order porta-potties. Wood will be needed for the Bar-B-Que. Lot owners may contact Bob Runkle if they want to contribute down or dead trees. Lot owner would be responsible for cleaning up the branches.
- b. Nominations. Deadline for nominations is July 8.
- c. Election. Una Runkle has agreed to work the election, with volunteers. Teresa Zellhoefer agreed to help count ballots.
- d. Pot Lucks are scheduled on Board meeting dates, plus one Saturday each month.

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

- a. Architectural Review. Alan Zellhoefer stated the lot owner with the encroachment issue was referred to Kane County.
- b. Lot Owner's Complaints. Dusty roads, excessive lighting constantly on, and snow-damaged trailer in Unit 3 needs to be removed.

4. Old business:

- a. Horse corral rules by Cathy Jones. Proposed rules for horse pasture, the need for a parking area, and repairs needed to the fence were discussed. Further discussion to take place following the Board meeting.
- b. Removal of fuel tank by Cathy Jones. Bids will be considered; tank will be removed.
- c. Security camera. Discussed above.
- d. Truck transfer. Discussed above.
- e. Tractor repair. No report.
- f. Barn water hook-up. Outside work complete. Bob Runkle and Bill Rodreick will do the inside connection.

5. New business:

- a. Play area / insurance. Discussed above.

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

Adopt-a-highway scheduled for June 16, and may be rescheduled if there are not enough participants.

Teresa Zellhoefer will get the name plates for the Memorial plaque; Bob Runkle to provide the names.

Arbitration for the Ablahani property is being rescheduled due to scheduling conflicts with the Arbitrator.

Contact Garkane if survey markers were removed during construction.

Excessive littering reported on lot 265 and 267.

7. Meeting schedule:

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

Motion to adjourn by Frank Pearce. Seconded by Cathy Jones. Motion carried; meeting adjourned at 12:10 PM.

Respectfully submitted,

Cheryl Case

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