

**SWAINS CREEK PINES LOT OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 18, 2019**

Minutes of the Board of Directors Meeting of the Swains Creek Pines Lot Owners Association, held at the community barn at 10:00 a.m. on the 18th day of May, 2019.

I. CALL TO ORDER

Treasurer Lauren Patt-Kirby called the meeting to order at 10:05 am.

II. ROLL CALL OF OFFICERS

Present: Mike Mumford (Board Member), Lauren Patt-Kirby (Treasurer), Chuck Harvey (Board Member), John Colman (Board Member), David Pugh (Board Member), and Dan Theisen (Secretary)

Absent: Paul Placek (Chairman), Charlie Duvall (Vice-Chairman), and Cynthia Holland (Board Member)

Also Present: Bob Chapman (Manager), Amanda Crosby (CAM), and McKenzie Johnson (CAM)

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING January 12, 2019

Motion by Lauren Patt-Kirby, seconded by David Pugh to approve the minutes of the Regular Meeting of January 2019, Motion Carried

IV. TREASURER'S REPORT

Lauren Patt-Kirby provided the Treasurer's Report

As of April 30, 2019, there was \$131,634.50 in revenue, \$127,302.50 coming from dues and \$4,332.00 coming from other income. There was \$196,932.45 in the General Account, \$5,199.66 in the Playground account, \$1,832.91 in the Pond Restoration account, \$5,394.62 in the Fire Dept account, \$1,000.00 in the Petty Cash-Debit Card account, \$500.00 in Cash on Hand and \$151,548.03 in the Reserve to Preserve account. Expenses thru April were \$11,542.21

Motion by John Colman, seconded by David Pugh to approve the Treasurer's Report. Motion Carried

V. COMMITTEE REPORTS

1. Lauren Patt-Kirby provided the Finance Committee reports.

Budget Report: We are currently on budget.

Reserve to Preserve Report: There will not be any changes until further into the year.

Status of Liens Report: There are 99 lots on the Aging Delinquency, 91 are past due for 2019 only and 8 are past due from prior years. The total aging is \$32,782.00. The attorney has collected past dues from several lot owners over the winter.

2. Dan Theisen provided the Legal Committee report.

There is no resolution to the lawsuit and the lawsuit is continuing.

3. John Colman and Bob Chapman provided the Facilities and Architectural Committee reports.

General Facilities: Per Bob Chapman, the pond is scheduled to be stocked Monday May 20 with 800 pounds of fish, the horse corral fencing has not been re-installed due to the marsh-like conditions, and the airstrip is still a bit too soft to roll. A couple loads of rock will be brought in and placed around the barn and pavilion parking lot to cover bare spots and level the general area.

Architectural Requests: Per John Colman, four Architectural Approval Applications have been reviewed since the January board meeting while two are currently being reviewed.

Neglected Properties: Per John Colman, a full community assessment will be conducted shortly to determine the status of neglected properties. John provided examples of 'neglected' to include items such as broken windows, missing roofing, broken or missing railing, peeling paint, etc.

Pond Report: Per John Colman, the pond is full, the gate is continually left at least partially open, and the pond will be stocked shortly. If anyone has additional questions/concerns please contact Cynthia Holland.

4. Mike Mumford provided the Community Relations and Events Committee reports.

The chili cook-off is the first big event for the year and flyers are available. Rod Burke clarified to please bring two gallons of chili if you are participating in the event. CJ Mumford stated cornbread will be supplied by Mike and CJ Mumford.

Family Fun Day will be the next big event. Mike is looking for volunteers for the event asked that anyone willing to help get in touch with him. Shirley Burke asked that people assist and come up with games/activities. We will not have crafts at Family Fun Day this year.

5. Gina Chapman provided the Fire Council/Committee report.

The goals will be continued from last year, lot address signs are stressed, the SCPLOA Managers will provide a lot address sign for only \$15 per sign, the burn pit should open mid June while the landfill near Glendale is open, which has a designated slash pit.

Gina spoke with the Fire Warden and \$40K of the in-kind dollars from 2018 helped secure \$120k in grants. John Shmidt of DNR told Gina the grant money must be used in a minimum of 5 lot increments of neglected property to clean. Gina is reviewing potential lots to utilize these funds. Gina clarified the process for reporting lots that are in need of extraordinary assistance – A written notice/complaint must be filed with the SCPLOA board, the Board will review and provide to the Fire Chief, the Fire Chief will then review the complaint and the lot, finally if deemed worthy the sheriff will get involved.

VI. OLD BUSINESS
Nothing discussed

VII. NEW BUSINESS
Gregg Sterrett asked the Board to clarify what the pending legal action is concerning. David Pugh replied that it is concerning a current community member, the CC&R's, and the Board. The Board has been asked not to discuss further.

Dan Theisen made a motion to adjourn the meeting at 10:42pm. Seconded by David Pugh. Motion Carried.