

**SWAINS CREEK PINES LOT OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 15, 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 15th day of June, 2019.

I. CALL TO ORDER

Chairman Paul Placek called the meeting to order at 10:01 am.

II. ROLL CALL OF OFFICERS

Present: Mike Mumford (Board Member), Lauren Patt-Kirby (Treasurer), Paul Placek (Chairman), John Colman (Board Member), David Pugh (Board Member), Cynthia Holland (Board Member), and Dan Theisen (Secretary)

Absent: Charlie Duvall (Vice-Chairman) and Chuck Harvey (Board Member),

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

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING May 18, 2019

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

IV. TREASURER'S REPORT

Lauren Patt-Kirby provided the Treasurer's Report

As of May 31, 2019, there was \$152,809.64 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 \$151,625.26 in the Reserve to Preserve account. There was \$140,494.50 in revenue, \$136,072.50 coming from dues and \$4,422.00 coming from other income. Expenses thru May were \$53,187.81, the largest portion of the May expenses are from the road dust abatement.

Motion by Dan Theisen, 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 as of the end of May.

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

Collections: There are 51 lots on the Aging Delinquency, 43 are past due for 2019 only and 8 are past due from prior years. The total aging is \$24,362.00.

2. Paul Placek provided the Legal Committee report.

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

3. Chief Tuttle provided an update to the Fire Station 3 and Fire pits

Chief has contacted Joyce Barney and is looking to swap the land donated for FS3 for a piece of land adjacent to the community barn. The estimate for excavation at the current site for FS3 greatly exceeds the budget and puts the entire project at risk. Chief proposes to the state board in August for grant monies for FS3. October will be final notice of approval of grant. Updates will be placed on the CMFD website.

Chief Tuttle does not have authority to be the muscle to enforce fire pits. Notice must be given to CAM first.

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

General Facilities: Per Bob Chapman, the cattle fencing is damaged more than normal due to the high amount of snow. Bob will be contacting lot owners to get on their property to fix the fencing. Stocking of the pond will occur around July 4. A lot of speeding is happening. Bob reminded everyone that the maximum speed limit in the community is 25 mph. The community dumpsters are overflowing with furniture and construction debris. The county is looking at removing our dumpsters because of this. Bob asked that if you see someone dumping anything other than household trash please get a license plate number. Beth Bailey noted that people from other areas also dump here.

Architectural Requests: Per John Colman, the committee has received ARC applications for 2 new cabins and 2 new sheds. These will be reviewed shortly.

Neglected Properties: Per John Colman, approx. 6 properties are currently on the neglected property list. Letters will be sent out and the standard process will be followed concerning these properties. Please report any to the Board any properties that appear to be neglected.

Pond Report: Per Cynthia Holland, pond is full. Cynthia is working on getting the committee together to discuss the grass and ways to keep it down so we don't have to empty and dredge the pond in the near future. Please contact Cynthia if you would like to help. Paul Placek noted we are not allowed to introduce non native fish species to the pond.

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

Family fun day is today. The next event will be Stop/Swap/Shop on July 6, followed by the highway cleanup after the July 20 Board meeting. August 10 we will have the spaghetti dinner. Lauren Patt-Kirby stated the chili cook off had 6 entrants with 8-10 chilis. Approximately \$300 in donations was raised even with poor weather.

Gina Chapman asked about posting signs for the spaghetti dinner. John Colman will look into posting in Duck Creek Village.

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

The burn pit is not open per the original schedule due to the collapse of the road to Navajo Lake. Forest service owns the land the burn pit is on. Last year building materials and tree stumps were dumped multiple times. If this occurs again, the Forest Service has threatened to close the burn pit at which time everyone will be forced to use the landfill.

Beth Bailey reminded everyone to not burn trash or building materials. We will potentially have a high/bad fire season due to the amount of grass from the wet winter and spring.

VI. OLD BUSINESS
Nothing discussed

VII. NEW BUSINESS

1. Paul Placek discussed the potential tennis court swap for an approximate 15 acre parcel of land. The Christensen family donated the tennis court land years ago. This amenity has not seen much use and has fallen into disrepair. We may keep the tennis court if we put a 'bunch' of money into fixing it so it is not fall prey to the reversionary clause of the Bylaws. Joyce Barney(Christensen) has proposed trading the tennis court property of 0.17 acres for a 15.37 acre parcel of land. The Board feels this is good option and negotiations are ongoing. Paul stated we would have to spend approximately \$10K to fix the tennis courts then must continue to keep up. Cheryl Case clarified the Board was going to do improvements but heard of this potential action so delayed the improvements. Beth Bailey asked if the proposed land was able to be developed. John Colman discussed development for the benefit for the community such as sports fields or walking paths. Lauren Patt-Kirby noted the \$9,500 land value equated to an annual property tax of approximately \$700. The annual taxes for the tennis courts are approximately \$650. Chris Schlaffman stated the reserve study has money for the upkeep and resurfacing of the tennis courts. Chris wondered why they are proposing such a large piece of land in return for such a small piece. David Pugh said we don't have a clue why. Chris suggested members show up to planning meetings to voice concerns. Paul closed with the fact that it is developing and ongoing.
2. Dan Theisen discussed the need for volunteers to apply for the Board as we will be looking for 4 or 5 new members this year.

VII. OPEN FORUM

1. Cheryl Case asked to consider the start time of the Stop/Shop/Swap which is slated for 11:00am. Fire Dept pancake breakfast ends at 12:00pm. Cheryl requested the start time be moved back to noon. Paul Placek stated we will discuss. Mike Mumford stated 17 tables have been sold. Participants of 3 tables will be at the pancake breakfast. Gina Chapman stated she recieved a call from Betty at the fire station asking the start time of the SSS. Gina confirmed it was at noon which is why the Fire Dept went to noon.

Paul Placek made a motion to adjourn the meeting at 10:50pm. Seconded by David Pugh. Motion Carried.