

**SWAINS CREEK PINES LOT OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 20, 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 20th day of July, 2019.

I. CALL TO ORDER

Treasurer Lauren Patt-Kirby called the meeting to order at 10:02 am.

II. ROLL CALL OF OFFICERS

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

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

Also Present: Clint Malburg (Manager) and McKenzie Johnson (CAM)

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING June 15, 2019

Motion by Mike Mumford seconded by David Pugh to approve the minutes of the Regular Meeting of June 2019. Motion Carried

IV. TREASURER'S REPORT

Lauren Patt-Kirby provided the Treasurer's Report

As of June 30, 2019, there was \$130,520.68 in the General Account, \$5,199.66 in the Playground account, \$1,832.91 in the Pond Restoration account, \$5,688.62 in the Fire Dept account, \$697.13 in the Petty Cash-Debit Card account, \$500.00 in Cash on Hand and \$151,700.03 in the Reserve to Preserve account. There was \$145,643.50 in revenue, \$139,867.50 coming from dues and \$5,776.00 coming from other income. Expenses for June were \$15,561.83.

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 as of the end of June.

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

Collections: There are 31 lots on the Aging Delinquency, 24 are past due for 2019 only and 7 are past due from prior years. The total aging is \$20,012.00.

2. Dan Theisen provided the Legal Committee report.

There is no update to speak of currently.

3. John Colman and Clint Malburg provided the Facilities and Architectural Committee reports.

General Facilities: Clint – The locks have made a nice difference as far as cleaning the bathrooms. New rock has been placed around the barn and pavilion.

Architectural Requests: John - The committee has received ARC applications for 2 new sheds. These will be reviewed shortly.

Neglected Properties: John – Approximately 7 properties are currently on the neglected property list. The standard process as outlined in the CC&R's is being followed to notify lot owners of the infraction. Please report any neglected properties to the Board in a formal written complaint.

Pond: John - The pond is full. Cynthia to coordinate the effort with Clint for memorial bench/table purchases.

Gina Champan – Volunteers will use canoes to get to the islands to examine the plantings. In coordination with Clint and Bob, \$1,000 of plantings have been put down in the last 2 years. What survived might be purchased and planted again.

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

Stop/Shop/Swap had a good turnout. Today is the highway cleanup. Spaghetti dinner is August 10. Camp Golden Eagle is August 31 with Stephanie Malburg getting events together. Potluck is Sept 1. Highway cleanup NOW Oct 5 after the board meeting. Clint stated CGE might be getting fished that are tagged for an adult fishing derby.

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

Have not had a meeting recently. John Schmidt had a webinar. We are still tracking the in kind lot cleaning dollars. Please track your money spent and hours. The board may look into securing the available grant money to clear dead trees on Swains property.

VI. OLD BUSINESS

Nothing discussed

VII. NEW BUSINESS

Michael Johnston – Has complained for 5 years about the next door property being rented out. He has sustained property damage, trespassing, etc. He has provided a written complaint to the Board.

Jannelle Pearce – If the property owner persists in renting after notification from CAM, it must be referred to the attorney. Information such as license plates and logs of renting times are useful.

John Colman – We have notified the attorney for this particular property.

David Pugh – It is difficult to pin down owners, which is why we need the documentation for proof.

Michael Johnston – Stated his concern for the community.

Jannelle Pearce – Difficult to verify paying for stay, staying less than 30 days. Suggests going online to check rental status and print for the board and attorney. Per the CCRs, a property cannot be used as a business. Need addresses of potential rental properties provided to the board.

Noreen Konops – Questioned if an online rental website is enough for a violation.

John Colman – No, the Owners might be using it instead of renting.

Don Morgan – Does a notice come from the board before it is referred to the attorney?

Jannelle Pearce – Yes the board will put the owner on notice first with a formal letter from CAM.

CJ Mumford – Is the Arch Committee going on property without notice.

John Colman – No.

VII. OPEN FORUM

Clint Malburg – A lot of traffic has been on the runway – Airplanes, four wheelers, and people walking. Absolutely nothing other than airplanes are allowed on the runway.

Gina Chapman – FAA regulation states we can lose the runway if four wheelers and people walking/hiking keep using it.

Beth Bailey – Drones are not allowed near the runway.

John Colman – They are legal with stipulations per the FAA.

Noreen – Do we have money in the playground fund for a smaller slide?

Lauren Patt-Kirby – Yes we do. We are looking at adding new equipment to replace the children sized equipment broken by adults.

Noreen Konops - Will investigate equipment for younger kids and report back to the Board.

David Pugh made a motion to adjourn the meeting at 10:49pm. Seconded by Chuck Harvey. Motion Carried.