

**SWAINS CREEK PINES LOT OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 5, 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 5th day of October, 2019.

I. CALL TO ORDER

Chairman Paul Placek called the meeting to order at 10:06 am.

II. ROLL CALL OF OFFICERS

Present: Mike Mumford (Board Member), Chuck Harvey (Board Member), Lauren Patt-Kirby (Treasurer), John Colman (Board Member), Paul Placek (Chairman), Dan Theisen (Secretary), Cynthia Holland (Board Member), Charlie Duvall (Vice-Chairman)

Absent: David Pugh (Board Member)

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

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING August 10, 2019

Motion by John Colman seconded by Paul Placek to approve the minutes of the Regular Meeting of August 2019. Motion Carried

IV. TREASURER'S REPORT

Lauren Patt-Kirby provided the Treasurer's Report

As of September 30, there was \$96,180.10 in the General Account, \$5,199.66 in the Playground account, \$1,832.91 in the Pond Restoration account, \$9,122.33 in the Fire Dept account, \$1,000.00 in the Petty Cash-Debit Card account, \$500.00 in Cash on Hand and \$151,920.62 in the Reserve to Preserve account. There was \$158,862.21 in revenue, \$145,120.50 coming from dues and \$13,741.41 coming from other income. Expenses for Sept were \$15,464.46.

Motion by Cynthia Holland seconded by Mike Mumford 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: Nothing until later in the year, but we are on schedule to transfer the 2019 contribution of 3,675.00.

2. Paul Placek provided the Legal Committee report.

Did receive an offer for settlement, Friday October 4, afternoon, legal committee is reviewing.

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

General Facilities: Bob – The levee will be opened in case of storms. Don't be alarmed if the level of the pond goes down.

Architectural Requests: John - The committee has received ARC applications for 1 cabin. Signed and approved.

Neglected Properties: John – Did not add any since last meeting. A few are now delinquent beyond the 30 period.

4. Mike Mumford provided the Community Relations and Events Committee reports.
Highway cleanup 10/5

5. Gina Chapman provided the Fire Council/Committee report.
The Council met and 3 new subdivisions are getting involved. Janelle Pearce has stepped up to head up the Swains Creek Fire Council. Working together to update the CWPP. Please visit the website to log hours, money spent, etc to help get in-kind dollars for fire grant fund money. This is an ongoing operation. Bare lots to cabin builds are available to be recorded. The hourly rate equivalent is \$35 per hour ‘sweat equity’.

VI. OLD BUSINESS

Paul Placek – The tennis court swap is finalized on our side, only waiting on Joyce Barney to sign/notarize.

VII. NEW BUSINESS

Janelle Pearce – Spoke with Brent Carter concerning the Swain Creek Heights subdivision which is approximately 220 acres planned for 55-60 cabin lots. Planning to file plat maps shortly. SCPLO and SCH must work together due to common roads and areas. Looking at charging SCH for the use of our pond, fencing, dust abatement, etc.

Paul Placek – SCPLOA had no control over anything with the purchase or use of the land. So far conversations with the developer have been amicable.

Gina Chapman – The draft design for the Fire Station will be available to view shortly.

VII. OPEN FORUM

Art Cocks – Annual Meeting – 3 Kane County sheriffs attended. One stated ‘you look like trouble’. He was the bailiff at one of the court hearings. Art felt the Sheriffs were there specifically for him. He states he has a volume of facts and irrefutable evidence.

Lauren Patt-Kirby – Approached by the undercover officer. His response was 2 weeks ago they had a board meeting in Kanab and had to arrest 3 people at the meeting. The Sheriff sent them up due to what happened in Kanab.

Paul Placek – The Sheriff told him the same thing.

John Colman – Told due to posts on Free Swains Facebook site.

Art Cocks – Feels the whole RV issue started 21 days after they moved their RV onsite

Gina Chapman – There were complaints about RVs in years prior to the Cocks moving onsite.

Lauren Patt-Kirby – Invited all first responders to our potluck.

Noreen Konops – Has seen officers at plenty of previous meetings with no problems.

Noreen Konops – Concerning the playground, has a quote for a small fire engine, \$15K.

Replacement spring for the teeter totter was \$1,500. A walking beam would cost about \$1,400.

Suggests buying Little Tyke stuff for less and replacing it every few years.

Ed Wells – Can anyone address the rumors about the sewer system being brought up. No one in the meeting has any additional details for sewer in swains.

Linda Witten – Why is there not a fence between the pond and the playground.

Paul Placek – The board may look into it.

Kent Rose – Asked if there is a date for ‘Chipfest’.

Gina Chapman – Form at the fire station and our website to sign up for it. The deadline this year has passed.

Paul Placek – The association has a log splitter. Any lot owner can sign a waiver and use the splitter.

Cheryl Case – Unit 1A can be amended with 51% majority.

Gina Chapman – Deer feeding - In a 2 week period 10 deer have died in our area. Spoke with the DNR biologist. An autopsy was performed on a recently deceased deer. Might be a virus

going around. According to DNR there is an overabundance of deer feeding on the mountain. Deer cannot digest corn as it slows them down, makes them easy prey, can lie down and die. Different deer food products are available that are much healthier. DNR will be doing an info session shortly.

Gina Chapman – Hunting has occurred in the community. Law enforcement sided with the hunters and threatened arrest of anyone interfering with hunters. Gina contacted DNR to discuss concerns. DNR stated signs must be posted but community members are not allowed to post. Awaiting a response from DNR.

Janelle Pearce – Once Outlot C is recorded the association should post no hunting signs.

Charlie Martin – Thank you for helping with the nuisance letter. Still ongoing noise and animal abuse though.

Paul Placek – Will meet with Charlie following the meeting to discuss further actions.

McKenzie Johnson – Lots with multiple violations must be handled per process.

Paul Placek made a motion to adjourn the meeting at 11:07dsfpm. Seconded by John Colman. Motion Carried.