

**SWAINS CREEK PINES LOT OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
AUGUST 10, 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 10<sup>th</sup> day of August, 2019.

**I. CALL TO ORDER**

Chairman Paul Placek called the meeting to order at 10:14 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), David Pugh (Board Member), and Dan Theisen (Secretary)

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

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

**III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING July 20, 2019**

Motion by Lauren Patt-Kirby seconded by Dave Pugh to approve the minutes of the Regular Meeting of July 2019. Motion Carried

**IV. TREASURER'S REPORT**

Lauren Patt-Kirby provided the Treasurer's Report

As of July 31, 2019, there was \$121,610.35 in the General Account, \$5,199.66 in the Playground account, \$1,832.91 in the Pond Restoration account, \$6,851.98 in the Fire Dept account, \$1,000.00 in the Petty Cash-Debit Card account, \$500.00 in Cash on Hand and \$151,777.33 in the Reserve to Preserve account. There was \$149,601.86 in revenue, \$141,817.50 coming from dues and \$7,784.36.00 coming from other income. Expenses for June were \$11,422.46.

Motion by Paul 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 July.

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

There are 23 lots on the Aging Delinquency, 16 are past due for 2019 only and 7 are past due from prior years. The total aging is \$19,232.00

2. Paul Placek provided the Legal Committee report.

No update on the RV lawsuit. It has been brought the boards attention 2 or 3 cabins are suspected of being rented. The board is working with CAM and will engage the attorney if necessary.

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

General Facilities: Bob – If anyone sees any cattle fencing down please report to the managers, they will address.

Architectural Requests: John - The committee has received ARC applications for 3 cabins. These will be reviewed shortly.

Neglected Properties: John – No new neglected properties have been reported since the last meeting.

Pond: John –Meeting with a committee member this afternoon. Paul will now head up the committee. Expect a better update by next meeting. One suggestion has been made to introduce non-invasive fish to control the grasses in the pond. The work that has been done is done and the work completed by the contractor was per the contract. We are still receiving enough water that closing the gate will cause an overflow. Holiday stocking will occur before the Labor Day holiday and will be the last of the year.

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

Spaghetti dinner is tonight. 8/31 Camp Golden Eagle. 9/1 Potluck dinner. The HOA will supply meat. Highway clean 10/5. Volunteers are welcome tonight. Saturday night Camp Golden Eagle bingo night is from 7pm-9pm.

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

The only update is that the Community Coalition meeting is today.

**VI. OLD BUSINESS**  
Nothing discussed

**VII. NEW BUSINESS**

1. Tennis Court resolution.

Dan Theisen read the proposed resolution and the board voted and approved

Paul Placek – SCPLOA has a tennis court. The Barney’s proposed a land swap which has been discussed ad nauseam during previous open board meetings.

Keene Sterrett – Wants to clarify if the land is undevelopable and is there any possibility of tennis court?

Paul Placek - \$50 -100 k to duplicate the tennis court. Future discussions will be held with what to do with the land

Art Cocks – Asked about the tax implications

Lauren Patt-Kirby - About \$100 difference

Paul Placek - Discussed the history yet again. Proposed but not confirmed, 2-10 acre properties with no desire to join SCPLOA.

Keene Sterrett – Separate entrance?

Paul Placek – Don’t know as it is a county-controlled road. Working on ideas to not use our amenities

Art Cocks – Spoke with Joyce confirmed the left side of county road is part of the purchase

Paul discussed reversionary rights around the association.

Cheryl Case – The HOA did maintain the tennis courts in prior years. We deferred as of last year due to the information of the potential land swap.

Valjean Tyndall – Will we vote on what the land is used for?

Paul Placek – Yes the community will be involved in decisions.

Janelle Pearce – The developers are local, from Cedar City. New Horizon Surveying. Clarified the Outlot D location and the Outlot C location .

John Hand – Can we add a rider that they join SCLOA?

Dave Pugh – No, it is private property. The Board asked but the answer was no.  
Paul – Thanks to Janelle for putting such hard work into getting the proposed resolution together.

David Pugh motioned to accept the proposed resolution, John Colman seconded. All Board members were in favor, no nays

2. Cheryl Case stated the CCRs for Unit 1A are available to change every 25 years by a majority vote. There are 230 lots in Unit 1A so it will take 116 votes to change the CCR's. If they are not changed this year the threshold will go to 67%. Please see Cheryl with concerns. This will take a petition of 35 lots to get on the ballot by the end of the year.

## **VII. OPEN FORUM**

John Holland – Does the new purchase affect the new fire station?

Paul Placek – Original land donated was a giant rock basically. Paul, Joyce, Chief Tuttle looked at a different piece of land close to the barn. This location seems to be moving forward.

Keene Sterrett – New fire station. Will it have a truck?

Paul Placek – Everything we have heard is that it will.

Gina Blackburn – We paid for a sign but haven't received it yet.

John Colman - Believes it is ready at the barn.

Rodger Tyndall – Look at limiting the number of fish from 4 to 5.

Paul Placek – Pond committee will review.

John Colman – An enforcement issue. Will review with Paul

Rodger Tyndall – Suggest using barbless hooks

Ron Anderson – Should have a wet hand to handle fish. Catch and release instructional signage can be put back. We should all politely ask for a fishing permit.

Shirley Burke – Display of permit might help awareness of actual lot owners.

Rodger Tyndall – Suggested a hat for lot owners.

Shirley Burke – Fluorescent permit on a lanyard.

Jane Lewis – Permit should say “must be visible”

Cheryl Case – A roll off dumpster is at Strawberry for large items

Paul Placek made a motion to adjourn the meeting at 10:49pm. Seconded by Mike Mumford. Motion Carried.