

SCPLOA ANNUAL LOT OWNERS MEETING MINUTES
September 2, 2018
Swains Creek Pines Pavilion

EXECUTIVE SESSION – 9:30 a.m. (closed meeting)

Collections, Enforcement, Personnel & Legal Issues

OPEN MEETING – 1:00 p.m.

Meeting called to order. Chairman Paul Placek, Vice-Chairman Charlie Duvall, Treasurer Lauren Patt-Kirby, Secretary Jane Lewis, Dan Theisen, John Colman, Ron Anderson, and Cheryl Case present. David Pugh was not present, his proxy was given to Cheryl Case. Manager Clint Malburg also present.

Secretary's Report & Approval of Minutes: Jane Lewis provided proposed annual minutes of September 3, 2017. Larry Bagley moved to accept the proposed annual minutes. Seconded by Ed Wells. Motion carried.

Treasurer's Report: Lauren Patt-Kirby. \$141,774 revenue, \$135,751.50 from dues, \$6,022.50 from miscellaneous income \$95,012.31 in general account, \$5,199.66 playground account, \$1,832.91 pond restoration account, \$3,567.20 in the fire department account, \$1000 petty cash debit card account, \$500 cash at hand, and \$146,293.39 in the reserve account. Ed Wells moved to approve, Seconded by Mike Mumford. Motion carried.

Manager's Report: Clint Malburg. One of the projects this year will include the removal of thistle near the runway. Clint asked for volunteers to help with this project.

Introduction of Candidates & Voting Procedures. There are four openings. Statements by candidates Chuck Harvey, Cynthia Holland, Mike Mumford, and Lauren Patt-Kirby.

Recess to Cast Ballots.

Meeting reconvened.

Recognition of Outgoing Board Members. Outgoing Board members Lauren Patt-Kirby, Jane Lewis, Ron Anderson, and Cheryl Case were thanked for their service and presented with plaques.

Committee Reports:

- I. Finance Committee –Lauren Patt-Kirby, Chairman; Paul Placek, Vice-Chairman; Cheryl Case**
 - a. Financial Report - Lauren Patt-Kirby. We were over budget on dust abatement but on budget overall.
 - b. Reserve to Preserve – Lauren Patt-Kirby. The study was done in 2017, we are 82% funded.
 - c. Status of Collections/Liens – Lauren Patt-Kirby. There are 32 lots past due, this is 25 lot owners. Past dues are \$28,286.50.

- II. Legal Committee –Paul Placek, Chairman; Dan Theisen, Vice-Chairman; Cheryl Case, David Pugh, Chuck Costa, Gina Chapman & Janelle Pearce to assist**
 - a. General Update – Paul Placek. A lawsuit is still pending.

III. Facilities & Architectural Committee –John Colman, Chairman; Dan Theisen, Vice-Chairman; Ron Anderson, Charles Duvall, Gina Chapman & Clint Malburg to assist

- a. Roads, Parking, Runway & Facilities – Clint Malburg. Two planes have used the runway. 65 tons of mag chloride and over 200,000 gallons of water were put on our roads. In June the bathrooms were vandalized. Clint proposed installing locks with keypad access, the code # would be included on the fish permits.
- b. Pond & Fence – Clint Malburg. Utah is a 'fence out' State. He and Bob Chapman did repairs to the barbed wire fence, saving our Association \$4,900. The pond was stocked in May with 800 pounds of fish, in June with 400 pounds. Clint was able to negotiation a reduction in the cost for fish from \$5 per pound to \$4.25 per pound, and a reduction in the delivery cost from \$225 per delivery to half that cost.
- c. Architectural Review & Approval Process – John Colman. There were 19 Requests, 16 are open.

IV. Community Relations & Events Committee –Jane Lewis, Chairman; David Pugh, Vice-Chairman; Ron Anderson, Shirley & Rod Burke, Bobbie Cobell, Keene Sterrett, & Kelly Harrington to assist

- a. Update on Camp Golden Eagle – Jane Lewis. Everyone had a great time and a great turnout.
- b. Update on Pot Luck Dinner – Dan Theisen. The meat has been smoking for a number of hours. Please bring a side dish and money for raffle tickets.
- c. Fall Highway Cleanup 10/6 – Jane Lewis. Many hands makes work lite. The fall cleanup is typically dirtier due to the summer visitors.
- d. Newsletter, Website, Social Media – John Colman. Please send pictures for the website.

V. Fire Council – Charles Duvall, Chairman; Ron Anderson, Vice-Chairman; John Colman, Gina Chapman, Chuck Costa & Teresa Zellhoefer to assist

- a. Community Wildfire Prevention Plan – Charlie Duvall. Summary provided by Charlie.
- b. Address Number Reminder. Address signs can be ordered.
- c. CMFPD – Chief Tuttle. Chief Tuttle will provide information about Firewise, and a Stop the Bleed class this afternoon at 2:00 PM.
- d. Forest Service Update – Robert Lopez. Cheryl Case stated Robert could not be present today. Robert asked that the membership be notified the Forest Service will be doing prescribed burns starting October 1st.

VII. Old Business:

- a. Open. None

IX. Elections:

- a. Results of 2018 Ballot Count. Candidates Chuck Harvey, Cynthia Holland, Mike Mumford, and Lauren Patt-Kirby were elected to serve the 2019/2020 term. Thank you to the crew who worked our election.

X. New Business:

- a. Open. None

XI. Open Forum: Lot Owners to Address the Board – 30 minute time limit

Roger Tyndall asked that the sign marking “Lee’s Spot” be replaced at the pond.
Keene Sterrett asked about the financial responsibility for the airstrip.
Clint reminded people to stay off the runway.

XII. Proposed Meeting Schedule:

- a. October 6 at 10:00 a.m. MDT at the Barn.
- b. January meeting TBD, announcement will be made on www.swainscreekpines.com.

XIII. Adjourn.

Motion to adjourn by Shirley Burke. Seconded by Bill Moser. Motion carried, meeting adjourned at 2:18PM.

Respectfully submitted,

Dan Theisen and Cheryl Case, on behalf of Jane Lewis

NOTE: Election results were:
Chuck Harvey, 140 votes
Cynthia Holland, 117 votes
Mike Mumford, 140 votes
Lauren Patt-Kirby, 135 votes

Write in names:
Alan Zellhoefer, 10 votes
Cheryl Case, 8 votes
Teresa Zellhoefer, 4 votes
Irene Briggs, 4 votes
Gina Chapman, 3 votes
Keene Sterrett, 3 votes
Mitch Streeter, 3 votes
Butch Davis, 2 votes
Scott Doney, 2 votes
Art Cocks, 1 vote
Warren Hood, 1 vote
Gregg Sterrett, 1 vote
John Pretty, 1 vote
Jane Pretty, 1 vote