

**SWAINS CREEK PINES LOT OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**JULY 11, 2020**

Minutes of the Board of Directors Meeting of the Swains Creek Pines Lot Owners Association held at the Swains Creek Pines Pavilion at 10:00 a.m. on the 6<sup>th</sup> day of June 2020.

**EXECUTIVE SESSION – 9:00 a.m. MDT (Closed Meeting)**  
**Collections, Enforcement, Personnel and Legal Issues**

**OPEN MEETING – 10:00 a.m. MDT**

**I. CALL TO ORDER**

Chairman Dave Pugh called the meeting to order at 10:02 am.

**II. ROLL CALL OF OFFICERS**

Present: Dave Pugh (Chairman), Dan Theisen (Vice Chairman), Cynthia Holland (Secretary), Mike Mumford (Board Member), Chuck Harvey (Board Member), Trent Keenan (Board Member) and Dan Crowther (Board Member) Bob Chapman (Board Member).

**III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING**

June 6, 2020 Minutes. Dan Theisen made motion to approve minutes 2<sup>nd</sup> by Mike Mumford, motion carried.

**IV. TREASURER'S REPORT**

Treasurer's Report provided by Dan Theisen from Lauren Patt-Kirby

Currently we are on budget for the year....

The 2020 budget was approved with total revenue of \$149,170.00 and \$2,340.00 being transferred to the reserve to preserve at the end of the year.

As of June 30, SCPLOA's total income to date is \$139,680.99 with the majority coming from dues. Expenses to date are \$28,194.96, this does not include the expense for Dust Abatement that was completed in June.

There was \$181,561.56 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 in the Petty Cash-Debit Card account, \$482.91 in Cash on Hand and \$152,378.21 in the Reserve to Preserve account.

Total Aging to Date: \$14,798.00

There are 45 lots (36 lot owners) on the Aging Delinquency, 42 lots are past due for 2020 only and 3 are past due from prior years.

**Reserve to Preserve:**

We will be purchasing a new mower, making improvements to barn and also looking into putting in hand dryers into restrooms.

Motion to approve by Dan Theisen, seconded by Dan Crowther. Motion carried.

## V. COMMITTEE REPORTS

Legal Committee – Lawsuit is still pending with the Cox's. Oral arguments are set to be heard on August 23<sup>rd</sup> in Kanab.

Facilities & Architecture – The pond was stocked 2 ½ weeks ago with another one set for August depending on the water. A possible third stocking is being discussed.

There continue to people a large number of people walking on the airstrip. Everyone needs to remember that this is not allowed and unsafe. We had a plane land this morning which could have resulted in an accident, so we ask again to please not walk on the runway. We will be putting up additional signs to remind everyone to stay off the airstrip; and finally, we are waiting for updates on getting a unicom radio for the airstrip.

The damage being done to the cattle fences has reduced. We still ask that you please DO NOT cut fence. This is still an issue but has improved.

Fishing at Swains is getting busier each year. We stock fish and they are bigger than they used to be, therefore more people are coming here. After 4pm when the managers are off duty, we have no clue who is fishing in our pond. We ask all lot owners if you are at the pond fishing to please help out and see if you see someone who does not belong. This is our property, we all pay memberships, so we need to keep it to our members only. Please make sure you bring your permits with you so there are no questions. If you are fishing and see someone who does not belong, you can ask them to show you their permit. If they are not a member it is poaching. We are not sure if this is a big problem, but there seems to be an awful lot of people fishing in the pond. We will have signs made for private fishing for lot owners with permits only and are looking into putting garbage cans around the pond so people can throw away their fishing lines, etc. We all pay our dues to fish here and to provide pond maintenance. The signs will also state the fish limit.

The Architectural Committee has received 5 or 6 requests and all are within regulations and have all been signed off. We will get with those homeowners to advise them of the approvals.

Neglected properties. If you see a neglected property or parcel, please report it. It is best to send it in writing so the board can respond. For action to be taken, it must be a formal complaint.

Community Relations –

There is not much activity since we have not had any events. We had no volunteers for the Spaghetti dinner scheduled for August 8<sup>th</sup>, therefore it has been cancelled. Covid has caused a lot of the problems. In addition, the September 5<sup>th</sup> Camp Golden Eagle is off. There is a lack of people wanting their kids to be around others.

Stop shop and swap is not schedule for Saturday, September 5 from 10:00 a.m. – 2:00 p.m. We will send out flyers to tell you what to do when to do it. The annual pot luck has been moved to the same day, Saturday, September 5<sup>th</sup> after the Stop Shop and Swap instead of Sunday. Funds from the stop shop and swap will go to the barn improvements. You can rent a table for 10.00 and we will have raffles, etc.

Bill from 1020 N. Spruce has noted that volunteers were never needed to run the Stop Shop and Swap and that this was supposed to be a Manager run function. Managers always set up for stop shop and swap. This was created 15-16 years ago by my wife. I just wanted that to be understood. Managers handle it and take care of it. Glad to see that's taken place.

Information on the elections and voting for lot owners to run for a board position will be posted on Facebook and the website.

The October 3<sup>rd</sup> highway clean-up is still on.

A lot of projects we do we try and use our members before going to the outside. Our managers do most of the work. If there is a member who can donate that is always appreciated.

Gale Comer – 556 Unit 3. Members since 1979. All of the things you see here, the pavilion, BBQ pit, etc. were all done with volunteer labor. When the board says we need help, we need to step up and help as a community. This year has frightened people from getting involved but we need to get involved.

#### Fire Counsel Committee –

Dave – Fire station is still moving forward as we are aware. Exact dates and size are not yet known. We will be matching the improvements to the barn with the new fire station.

Old Business – A legal agreement is being drawn up so the Swains Creek Heights can pay dues less dust abatement, along with them having access to our facility and paying for it. A land swap is on the table.

Dust abatement was very successful this year. We thank you for not driving on it. We talked about the county doing dust abatement and have several options to do that. The boards view point is that we have a good company, and because we pay them, we can hold them accountable. If we hand this over to the county, we will not have the leverage. Our dust abatement people do a great job.

The question has been asked about what can be done with the mile and a half to the Swains sign. This is a forest service issue because it is there land. County and forest service have to agree. We urge all lot owners to call the county and complain and write letters. The more we push, the better chance we have.

Gina Chapman – they have been doing some test runs and there has been talk about the forest service, Swains Creek Pines and Swains Creek Heights coming together and funding something for this road. They are looking for some sort of feedback on the dust abatement. County will not put water down prior to abatement and will only do one coat. There are a few roads not dedicated to Kane county so we would have to pay to do those anyway. I don't think we want to relinquish control.

Bert Harris needs to be called about the cone in the middle of the road. We will get his information out there so we can call. The squeaky wheel gets the grease so we need to keep calling.

## **VI. NEW BUSINESS**

There has been more pressure on the pond than normal years. We would like member opinions on the pond. The fishing limit is currently 5. One option is to reduce the limit from 5 to 3 per cabin. Another option is to increase the dues by \$5.00/year to allow us to do one more stocking per year?

John Holland – Lot 381/382 - Let's do a test run and reduce the limit to 3 and see how it goes.

Bobby Kinch – Heavenly Drive – We should make it mandatory that permits must be visible.

Don Anderson – Lot 365. Everyone is intimidated to go up to someone and ask them for their permit. People who are here and don't belong know nothing is going to happen to them. I have decided to ask people myself. If you catch someone who does not belong here, you need to make them drop the fish if they are not lot owners and are without permits. Once managers go home no one is here to police. We need to all help with this. None of the fish in Panquich compare to hear which is why everyone comes here. We all need to suck in a little air and ask people for their permit. This is private property; we should not feel intimidated.

Bob Chapman – One permit had 25 people fishing off of it. We need more rules.

Mike Mumford – Lot #590 – We all want to be involved but no one is doing anything. We should have fish security. Do we want to make a committee?

Don Anderson - Anyone who sees someone who walks around with a clipboard and people scatter.

Evan - Lot #630 Rockchuck – Can we grab a picture of their license plate if we see someone fishing who is not a member.

Bobby Kish – We need managers to be here as well, we need to start assessing fines.

Gina Chapman - Lot #12 – Is there budget money to order cheap lanyards? Each lot or permit should have a good lanyard.

Dave Pugh - we will look into that.

Greg – Lot #114/Fox Tree - Can we gate it off like you would a community with a code to get in.

## **VII. OPEN FORUM:**

There are board members coming off the board so we need members. Election information will be on the website and posted on Facebook.

Gina Chapman – I would like to thank Larry for donating the flag.

Larry Dixton – Lot #614 – Retired FF of 24 years. I just want to say you guys do awesome job. I recently found geese caught up in fishing line. Anything I can do to help I am here. I am also a licensed plumber.

Don Anderson – You cannot believe the fishing line, trash, etc. that people leave. We need to clean it up when we see it. Please pick it up if you see it. I picked up floating bate at Panquich. We need to educate our members.

Lot#363/363 – Question on wetlands and roads through it. Were we shown a permit? It has never been owned by us, but you will have to reach out to the developer. My question and what I want to see there was a dead-end sign put on Rock Chuck. Everyone wants to ride and turn around. I would like to see that sign put back up. We are happy to pay for it.

Roger – 1235 Piute – came here 15 years ago for one reason, the pond. Has been great for the last 14 years. This year it sucked. Don't stock the lake before the holiday. This is private property so if we stock before a holiday. We need to post signs; if we don't post signs we cannot pursue against people.

Jim Steverson – What if we have vest that say fish patrol/pond patrol and volunteer for a couple of hours each.

Shirly Burke # 652 – Love the ideas of lanyards but can we do a fund raiser for security cameras? Can we do one for camera on the pond. Because it is private property, are we allowed to fine those people. It is trespassing and poaching.

Dave Pugh - We need to ask what are enforcement options or fine options are. We will look into

cameras.

Dan – We have plenty of metro here. Can we do that?

Lot#630 – We need to put a private property, no trespassing sign.

Dave – Cannot do that because of right of ways, etc.

Lot#630 – I don't know how much the permits cost but why can't each person get 5 permits per lot?

Dave – We will get something to CAM to get suggestions, etc. We will work on a long-term solution.

Gina Chapman – We have had a couple of burglaries in the last month. We had a situation where we heard a lot of noise near us. Please let your neighbors know if you are up. Sherriff's have been great about responding. We have to watch out for each other.

Michael Woodfield - Lot#190 – Trails going out of swains are all blocked off now. Can we go somewhere else?

You can go down Swains creek road through the cattle road and go out that way.

Butch - Lot#182 – Doesn't Swains Creek Heights own some of the land by the pond?

Dave - They will have use of our facilities and not pay for dust abatement and will deed us the land.

Clint – We have to post no-trespassing signs.

Motion to adjourn made by Dan Theisen, 2<sup>nd</sup> by Mike Mumford. Meeting adjourned at 11:04a.m.