

SWAINS CREEK PINES LOT OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
August 8, 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 8th day of August 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

Vice Chairman Dan Theisen called the meeting to order at 10:02 am.

II. ROLL CALL OF OFFICERS

Present: Dan Theisen (Vice Chairman), Cynthia Holland (Secretary), Mike Mumford (Board Member), Chuck Harvey (Board Member), Dan Crowther (Board Member) Bob Chapman (Board Member) and Travis Cottam (Board Member).

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

July 11, 2020 Minutes, Dan Theisen made motion to approve minutes, 2nd by Mike Mumford, motion carried.

IV. TREASURER’S REPORT

Treasurer’s Report provided by Cynthia Holland from Lauren Patt-Kirby

As of July 31, 2020, there was \$119,229.95 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, \$482.91 in Cash on Hand and \$148,803.99 in the Reserve to Preserve account. There was \$147,054.99 in revenue, \$138,147.00 coming from dues and \$8,907.99 coming from other income. Expenses thru July were \$97,940.57.

Budget Report:

We are over budget in the Dust Abatement by \$3,360.08 and Capital improvements by \$6,437.20.

Reserve to Preserve:

No report

Collections:

There are 8 lots (7 lot owners) on the Aging Delinquency, 5 lots are past due for 2020 only and 3 are past due from prior years. The total aging is \$8,143.00

Motion to approve by Mike Mumford, seconded by Dan Theisen. Motion carried.

V. COMMITTEE REPORTS

Legal Committee – No updates to report.

Facilities & Architecture –

Bob Chapman – We will stock fish the week of Labor Day. We have buckets that we purchased with lids that we will attach to picnic tables for discarding trash. We are going to try and be down here more often than before. Again, if anyone sees someone they do not know, you can ask them for their permit and let them know that this is a private pond.

The siding for the remodel of the exterior of the barn has been received.

We are still finding people on the runway, so we are asking that you please refrain from riding or walking on the runway at any time. We are required to keep that maintained.

Larry Dixson - Lot#614 – Larry stated he is willing to help dump the trash buckets, and in return, Bob Chapman thanked him for his willingness to help.

Architectural Committee -

Chuck Harvey – We received three (3) arch requests. Two (2) have been approved and one (1) remains incomplete.

If you are doing work, you need to turn in an arch request, and we will get them back in a week or so providing all information is submitted.

Community Relations –

Mike Mumford – We planned for September 5th for the stop shop and swap and an invite was sent on Facebook. Contact Kathlyn Eversole-Jaramillo at 702-292-9911 to reserve a table. Later that evening will be the annual potluck.

October 3rd – We will still be having the highway clean up after the meeting. If you have any questions, please contact me. We did post invites for the highway clean-up on Facebook.

Fire Counsel Committee –

Travis Cottam - No update on the fire counsel at this time.

Gina Chapman – We have been having issues getting the numbers for the lot signs. We have found some numbers that are still reflective, but silver.

Lot clean up – Cedar Mountain Fire Counsel - Please keep track of the hours and take photos of your lot clean up so we can put in for the in-kind dollars.

Bob Chapman – We have been informed that the excavator contract was signed and they should start excavating.

Allen – Lot #533 - This is going forward, however, the building will not be as big as originally planned. It will still be able to fit one apparatus/fire truck. If you want to become a volunteer for the fire department, you have to be certified first.

OLD BUSINESS –

No additional old business at this time.

VI. NEW BUSINESS

We will be doing the voting for new officers at September's annual meeting. We need Volunteers for same day ballot counting. Please remember the September meeting is on SUNDAY, September 6th, NOT Saturday, September 5th. You do not have to be at the meeting In order to cast your vote. Ballots have been sent out by CAM and can be mailed back prior to The Sunday meeting.

VII. OPEN FORUM:

Art Cocks – Lot#526 – Janelle Pierce and Gina Chapman are on legal committee and I want to know what their qualifications are?

Gina Chapman– I do not have legal experience, I have been working on the legal committee for quite some time, and I have volunteered for many years on the legal committee and the fire counsel. I am running for the board this year. My experience has been a help to the board, and I have no problem doing research. You do not have to have a legal degree to be a volunteer on a committee. I have 18 years in experience in banking, I have a teaching degree, I have a Masters' degree.

Janelle Pierce – I have 31 years of local government experience, and 8 years with LV Metro.

Art Cocks – Lot#526 - In 2015 if you were assisting on the legal committee, you violated bylaw 513.

Unknown Member - No one here wants to do this right now. Art, do you have any experience bringing this up? Where is your law degree?

Corbitt Henry - Lot#200 - I won't give you my pedigree, as there are quite a few things after my last name; but my concern is the lot on Apollo is turning into a trailer park. Every weekend you have 3 to 5 trailers. What can be done? Can we look into that?

Dan Theisen – We received your letter and we will look into that.

Gina Chapman– On the corner of Apollo and Pine Tree, according to the ordinance you can place two RV's at one time. Unless we change the CCR's we are stuck with that.

Corbitt Henry – Lot#200 – I will say that since I walk by there with our dog every day, all these RV's are not spread out over two lots. Anyway, thank you for letting me talk. Today there is one property with a cabin and 2 RV's on there.

Gina Chapman – On Wednesday this week the Kane County committee is having a meeting and the RV ordinance is on the agenda. The only change I see is before it said a trailer can be parked anywhere. Now it will say an RV has to follow the same rules and setbacks as a structure.

Dan Theisen – Thank you for the letter and we will get into that.

Larry – I own the trailer. Cabins on the lot. Sometimes we are allowed to have 2 for 30 days. I drive around 24/7. Looking after everyone's properties. Every now and then you get a trailer on a property that may have parties. I have been here for 28 years now and have seen everyone come and go. We are down to 82 trailers. It is slowly converting. The only way you can figure out if you want to live here is to bring up a trailer. To be thrown out because you have a trailer. No one says how their cabin is supposed to be placed, or how they can be remodeled. Need to look at the law from both sides. I love this place. I pushed for the keep up for the pond. I volunteered to dump trash myself. We all want to get along. We need to work together. We have more money tied up in lawsuits.

Gina Chapman - Lot#12 – When I was on the board, we worked with this in 2015. We did a resolution for non-conforming RV's so you would not get kicked out of here. The only reason we are in this situation now is because one person changed their mind and is not happy. This is the only way we could compromise. The only legal compromise we could do at the time. The only way to make a change is to change the CCR's. The people that come up are not abusing because it is in the law, but it looks bad. We watch one after the other come in and go out. If we have to be evacuated, it is a concern. There is a concern on the look. It is not nice to see trailers everywhere.

Larry – If you are grandfathered in, and want to sell it, sell to someone that wants to build.

Gina Chapman – Lot#12 – The arch standards are applicable to cabins and RV's. The Arch committee is supposed to review all of these things. According to Kane County no structure over 125 square feet on any lot.

Diane Lee – Lot#415 - Grassy Trail – Can we get a sign over here. Grassy Trail was insane. There were kids screaming around in front of houses. It was crazy. They started at 11:30 at night and the traffic last weekend was insane. It does not do you any good to call the Sheriff. By Sunday morning at 10:00 it was quiet. What do we do about the 25 mph speed limit signs?

Dan Theisen – If we can put them up, we will. We will check with the County.

Clint – As a former police officer, please call the police. In the future just call the Sheriff.

Dan Theisen– The next meeting will be Sunday September 6th.

Motion to adjourn made by Mike Mumford, 2nd by Travis Cottam. Meeting adjourned at 10:37a.m.