

SCPLOA ANNUAL LOT OWNER'S MEETING

AGENDA

September 1, 2019

Swains Creek Pines Pavilion

EXECUTIVE SESSION – 9:00 a.m. (closed meeting)

Collections, Enforcement, Personnel & Legal Issues

OPEN MEETING

1. Welcome & Introductions: Paul Placek called the meeting to order at 1:07pm
2. Secretary's Report & Approval of Minutes: Dan Theisen asked for a motion to approve the minutes from the previous Annual Lot Owners Meeting. Ron Anderson motioned to approve and CJ Mumford seconded.
3. Treasurer's Report: Lauren Patt-Kirby provided the following report. Our financials for August will not be ready until sometime next week, so I will be reporting on the July 31, 2019 financials. 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 July were \$11,422.46. Lauren asked for a motion to approve the report. Ron McGregor motioned to approve and June Castro seconded.
4. Introduction of Candidates and Voting Procedures
5. The following candidates presented to the membership. Paul Placek, Dan Theisen, David Pugh(Absent bio read by Paul Placek), Travis Cottham(Absent bio read by Paul Placek), Mike Woodfield, Dan Crowther, Trent Keenan(Absent bio read by Paul Placek),
6. Recess to cast ballots TIME 1:18 pm
7. Reconvene Meeting TIME 1:22 pm

Committee Reports:

I. Finance Committee – Lauren Patt-Kirby, Chairman; Paul Placek, Vice-Chairman; John Colman

- a. Budget Report – Lauren - We are ahead on the budget. The dust abatement went over budget due to an increase in material costs.
- b. Reserve to Preserve – Lauren - Nothing to report until later in the year when we fund to account with the budgeted \$3,675.00
- c. Status of Collections/Liens – Lauren - There are 23 lots (18 lot owners) on the Aging Delinquency, 16 lots (13 owners) are past due for 2019 only and 7 lots (5 owners) are past due from prior years. The total aging is \$19,232.00 which is down \$9,054.50 from this time last year.

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 - The ongoing legal issue with a member, hearing on 8/22, continued for 60 days. Finalization process for the tennis court/land swap(Outlot C). Location of land has changed for FD 3 from near the dumpsters to near the barn. Construction slotted to begin in two weeks.

III. Facilities & Architectural Committee – John Colman, Chairman; Chuck Harvey Vice-Chairman; Charles Duvall, Gina Chapman & Clint Malburg to assist

- a. General Facilities Update – Clint
Last fish plant was previous Wednesday. We are still letting water out of the pond. About 7 airplanes have landed this year. 1 set of horses used the horse corrals. Bob and Clint have spent a large amount of time fixing cattle fencing this year. If the managers are not at the barn they are around the community taking care of items.
Gina Chapman – Please make sure you close the gates if you go through them. The cows have been getting in the community due to people leaving the gates open.
Clint Malburg – Please let Bob and Clint on your property if you have a gate so they can get the cattle back out of the community.
Janelle Pearce – Per the CC'Rs, the manager has the authority to go on properties to fix items.
- b. Report on Architectural Requests – John
1 shed, 1 cabin, and 1 retaining wall in for approval currently
Troy Hunter – The contractors that are building cabins are tearing up the roads. Don't they have responsibility?
John Colman – Roads are the property of the County
Gina Chapman – Spruce drive there is a large area of dirt
Chris Schlafman – They crushed his culvert and replaced very quickly, very responsive

- c. Neglected Properties – John No new neglected properties have been reported since June. A few have been resolved.

IV. Community Relations & Events Committee – Mike Mumford, Chairman; Paul Placek, Vice-Chairman; Shirley & Rod Burke, Bobbie Cobell, Keene Sterrett, & Kelly Harrington to assist

- a. Upcoming/Past Events update – Camp Golden Eagle August 31 well organized, well attended, Pot Luck September 1 awards, raffle, Highway Cleanup October 5

V. Swains Creek Fire Council – Charles Duvall, Chairman; David Pugh, Vice-Chairman; Gina Chapman, Chuck Costa, & Teresa Zellhoefer to assist

- a. Fire Council Activities – Charlie/Committee Member
Gina – Charlie Duval had to resign from the fire council due to health. Charlie asked Janelle to lead the SCPLOA Fire Council. Gina will head up the Greater Cedar mountain fire district council. Swains was the only community to report in-kind dollars for a grant. Please continue to report the hours and dollars spent doing lot cleanup. The link to the report is on the SCPLOA website. Address signs are still missing from some lots. Please install a sign on your property.

VI. Old Business:

- a. Open

VII. Election Results

Dan Theisen 212
David Pugh 212
Travis Cottham 194
Trent Keenan 181
Dan Crowther 156
Paul Placek 76

Others receiving votes: Michael Woodfield 17, Gina Chapman 8, Bobby Kinch 7, Cheryl Case 6, Sandy Krape 4, Bill Moser 4, Irene Briggs 4, Alan Zellhoefer 3, Janelle Pearce 1, Juliace Cox 1, Gina Blackburn 1

VIII. New Business:

- a. Open

IX. Open Forum: Lot Owners to Address the Board (limited to 30 minutes)

Cheryl Case – Thank you to the vote counting crew.
Paul Placek – Thank you to everyone who volunteered a CGE
Janelle Pearce – Thanks to Stephanie Malburg for heading up CGE

X. Meeting Schedule:

October 5

All meetings held at 10am (Utah time) at the Barn unless otherwise specified.

XI. Adjourn

Janelle Pearce motioned to adjourn and Jane Lewis seconded 1:58pm