

**SWAINS CREEK PINES LOT OWNERS ASSOCIATION  
ANNUAL MEETING  
September 6, 2020**

Minutes of the Board of Directors Meeting of the Swains Creek Pines Lot Owners Association held at the Swains Creek Pines Pavilion at 1:00 p.m. on the 6<sup>th</sup> day of September 2020.

**EXECUTIVE SESSION – 11:00 a.m. MDT (Closed Meeting)  
Collections, Enforcement, Personnel and Legal Issues**

**OPEN MEETING – 1:00 p.m. MDT**

**I. CALL TO ORDER**

Vice Chairman Dan Theisen called the meeting to order at 1:03 pm.

**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), Travis Cottam (Board Member, Trent Keenan (Board Member), Alan Zellhoefer (Board Member) and Clint Malburg (Manager).

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

September 1, 2019 Minutes, Lot # 543 made motion to approve minutes, 2<sup>nd</sup> by Gina Chapman, motion carried.

**IV. TREASURER'S REPORT**

Treasurer's Report provided by Trent from Lauren Patt-Kirby. Financial Report as of August 31, 2020:

\$113,461.45 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  
\$148,831.92 in the Reserve to Preserve account.

There was \$138,460.00 in revenue from dues. Operating Expenses for August were \$8,947.50  
Total operating expenses year-to date are \$106,888.07. Reserve to Preserve expenses total \$9,333.98 to date which includes new picnic tables and the barn renovation project.

**Budget Report:**

Budget Report as of August 31,2020: We are slightly over budget at this time. The dust abatement went over budget due to an increase in material costs. Fish costs have also gone up adding to the overage.

**Reserve to Preserve:** There is \$148,831.92 in the Reserve to Preserve account.

**Collections:** There are 10 lots on the Aging Delinquency Report, 8 lots are past due for 2020 and 2 lots are past due from prior years. The total aging is \$8,084.00 which is down \$11,148.00 from this time last year, and down a total of \$20,202 from this time in 2018.

Motion to approve by Tom # 46/47, seconded by Shirley #652. Motion carried.

**Manager's Report** – Clint Malburg. Pond was stocked on Friday and has been stocked 3 times. South Central is putting in new lines and a booster. This should help with your internet.

There were problems with hunters last year hunting off of Harris Springs Road and problems with hunters this year. In the State of Utah hunters can go on property unless signs are posted. Call the Sheriff's Department if there are issues.

They put a culvert in next to the barn to try and keep the mud down.

Horse corrals - We have not had any horses this year.

There was damage to the runway, it took 4 hours to fix.

There will be new siding on the barn. If you would like to help, please let me know. This is my last year as manager. Bob is taking over next year.

Thank you to the person who donated the hand dryers at the bathrooms, to the people who did the electrical, and to all who helped with the barn remodel.

## V. COMMITTEE REPORTS

Finance Committee - See Treasurer's report above.

Legal Committee – Lawsuit – There is a lawsuit pending from an owner in Unit 3. The insurance company is paying to defend the Association.

### Facilities & Architecture,

#### Architectural Committee -

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

Dan Crowther clarified ARC Requests are to be submitted prior to work per the 1/14/2017 ARC Guidelines

### Community Relations –

October 3<sup>rd</sup> after meeting we have the highway clean up. We would like volunteers.

### Fire Counsel Committee –

Travis Cottam – We do not know when construction on the fire station will be starting.

Addresses need to be posted on your lot.

In kind dollars are earned for work cleaning up your lot, enter your hours on the website, Fire Council tab.

### OLD BUSINESS – None.

## VI. NEW BUSINESS

Bob #317 – A cell tower may be installed by T-Mobile.

Dan Theisen – Special services district are trying to have dust control on the entire mountain and add it to your taxes. They want to add \$85/year per lot we charge \$74 per lot.

Dan Theisen thanked all the volunteers.

The elections results elected the following candidates to serve on the Board:

Gina Chapmen, Cynthia Holland, Chris Schlaffman and Alan Zellhoefer.

Motion to adjourn made by Lot # 113, 2<sup>nd</sup> by Terry Engle #46/47. Meeting adjourned at 2:38 p.m.