

SWAINS CREEK PINES LOT OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
July 10, 2021

MINUTES

EXECUTIVE SESSION HELD– 8:00 a.m. MDT (Closed Meeting) - Collections, Enforcement, Personnel and Legal Issues discussed.

OPEN MEETING Called to Order by Dan Theisen , President, at 10:07 AM. Other Members present were Gina Chapman (Vice-Chairman), Cynthia Holland (Secretary), Chris Schlaffman (Treasurer), Cheryl Case (Board Member), Bob Chapman (Manager), Travis Cottam (Board Member), Alan Zellhoefer (Board Member), Dan Crowther (Board Member) and Bill Roderick (Manager). Paul Placek (Board Member) was excused.

APPROVAL OF PRIOR MEETING MINUTES: A motion was made to approve the minutes of the June 5, 2021 Board Meeting. The motion was seconded and all were in favor. The Board clarified that a concern brought during the last Board Meeting regarding the 2019 election results on the SCPLOA website has been resolved as the member was shown where such information could be found on the site, within the posted meeting minutes.

TREASURER'S REPORT presented by Chris Schlaffman, Treasurer. The June 30th, 2021 balance sheet was reviewed in addition to the Year-To-Date Budget comparison report. Remaining revenue for the year was \$53,272.21. A motion was made to approve the Treasurer's Report. The motion was seconded and all were in favor.

DUST MITIGATION PRESENTATION made by Zach Haskall, CMFPD Board of Directors who discussed the CMFPD's intention to provide dust abatement to all subdivisions within the cedar mountain district to limit the dust for the mountain as a whole. He announced that there is a Public hearing on July 24th at 6:00 pm at Station 1 where the CMFPD will vote on whether they will proceed with the project. Zach took questions at length from the membership, provided estimated annual fees of \$85, and explained the benefits of the program. Fire Chief Reiffer also provided input regarding the proposed dust abatement and gave a presentation on the new Station 3 in Swains Creek Pines. He thanked the Association members for donating laptop computers to be used in the field.

LEGAL COMMITTEE update was provided indicating the plaintiff's of the ongoing litigation have requested and have been granted a 2nd extension in the appeal process.

FACILITIES & ARCHITECTURE report provided by Bob Chapman and Bill Rodreick. Volunteers were encouraged to assist the managers in clearing the thistle on Tuesday morning as help is needed. Concerns regarding the previously purchased and installed rip rap rock was mentioned as it has been found to be relocated to the pond repeatedly. A request was made for the rocks to discontinue being relocated by the membership and their guests to avoid further erosion of the pond.

ARCHITECTURAL COMMITTEE report presented by Dan Crowther providing an update regarding new applications received by the ARC.

COMMUNITY RELATIONS: Ed and Kerry Wells, Bill Rodreick, Larry Dixon and Gina Chapman were thanked for their help in the highway clean-up. The next clean-up will occur after the October

Board Meeting.

OLD BUSINESS: Gina Chapman provided an update on the previously discussed road dedication to Kane County that is in progress. Lot Owners who contributed input to the Board regarding the updates to the Architectural Guidelines were thanked. McKenzie Johnson, Association Manager, explained the need to update proposed policies to align with State Statutes and Industry Standards & Best Practices. Cynthia Holland reminded the membership of proper conduct on the Association Facebook page. Cheryl Case reported that the Board has researched future possible options to mitigate member concerns regarding the geese on the pond and runway. The Board will follow the recommendation to leave the geese to migrate as normal.

OPEN FORUM:

During the open forum inquiries and concerns were presented by owners regarding rentals, sheds without cabins, governing document amendment procedures, asphalt driveways, propane fire pits, and setbacks for trailers and RV's. The Board clarified the governing documents pertaining to rentals, sheds, driveways, and setbacks and McKenzie Johnson explained the amendment procedures for different Governing Documents.

BOARD MOTION(S) TO ADOPT THE PRESENTED AND PROPOSED POLICIES:

A motion was made to adopt the ARC Standards as amended. The motion was seconded and all were in favor.

A motion was made to adopt the Enforcement and Fines resolution as amended. The motion was seconded and all were in favor.

A motion was made to adopt the Collections resolution as amended. The motion was seconded and all were in favor.

A motion was made to rescind the election resolution previously adopted. The motion was seconded and all were in favor.

ADJOURNED