

**SWAINS CREEK PINES LOT OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 5, 2021**

Minutes of the Board of Directors Meeting of the Swains Creek Pines Lot Owners Association held at the Swains Creek Pines Pavilion on the 5th Day of June, 2021.

**EXECUTIVE SESSION – 8:30 a.m. MDT (Closed Meeting)
Collections, Enforcement, Personnel and Legal Issues**

I. CALL TO ORDER

Chairman Dan Theisen called the meeting to order at 10:04 am.

II. ROLL CALL OF OFFICERS

Present: Dan Theisen (Chairman), Gina Chapman (Vice-Chairman); Bob Chapman (Manager), Travis Cottam (Board Member), Alan Zellhoefer (Board Member), Dan Crowther (Board Member); Paul Placek (Board Member), and Bill Roderick (Manager). Chris Schlaffman (Treasurer) and Cynthia Holland (Secretary) not present.

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

May 8, 2021 Minutes. Alan Zellhoefer requested to clarify his previous statement regarding obtaining approval for fire pits. Rather than obtaining a permit by getting an inspection, it needs to be clarified that you must obtain an inspection and pass that inspection in order to obtain a permit. Gina Chapman noted that the wording of year-to-date excess revenue should read remaining revenue. Paul Placek made motion to approve the minutes as amended. Travis Cottam seconded the motion and the motion carried.

IV. TREASURER'S REPORT

Treasurer's Report provided by Dan Theisen

General Fund: \$189,124.15

Playground: \$5,199.66

Pond Restoration: \$1,832.91

Fire Fighting Fund: \$10,012.33

Petty Cash: \$1,000.00

Personal Property Assets: \$154,138.19

Land Assets: \$78,530.00

Reserve to Preserve: \$148,332.79

Total Assets: \$588,652.94

Delinquencies: \$12,791.62

A motion was made by Paul Placek to approve the Treasurer's Report. Travis Cottam seconded the motion and all were in favor. Motion carried.

V. COMMITTEE REPORTS

Legal Committee –

Dan Theisen stated that a submission has been made to the appellate court.

Facilities & Architecture –

Bob Chapman stated there are plenty of fish currently and may have to restock later in the month depending on the weather. The water conservancy district has cut down seven trees between Airport Road and Spruce. That wood can be collected by anyone who wants it. Horse Corrals are up. Work on the barn is in progress. Gina Chapman thanked the managers for their work with the mag chloride.

Architectural Committee -

Dan Crowther stated there have been no ARC requests in past 30 days. Slow year with lumber prices. The ARC will be looking at neglected properties for fire reasons. He encourages clean up of lots and ensuring they are kept tidy and clean.

Mike Mumford (#590) inquired if there is a contact for ARC outside of CAM. Dan Crowther stated Cam should be contacted or drop off documents at the Barn.

Gina Chapman discussed the ARC Amendment Proposal that was put on the website a few weeks ago. No comments or suggestions has been received at this time. A 21-day notice will be sent out for the Board adoption of the changes at the next Board Meeting. She encouraged people to review it and provide suggestions.

Community Relations –

Paul Placek stated Stop Shop and Swap is on July 3rd and is \$10 per table. Anyone who wants to participate should contact the managers at the barn. Now that restrictions are being lifted, regular social events will start being put back on the calendar. Volunteers are welcomed for Stop Swap and Shop. Gina and Steve Blackburn would like to volunteer. (#440).

Fire Counsel Committee –

Alan Zellhoefer stated that local HOA's are working out their TWPT's, which is basically how to evacuate the mountain. A plan about the HOA that would be turned over to the incoming fire chief and wildland crew showing safe areas, where propane tanks are, means of egress, means of shelter in place, people who are not ambulatory, etc. Gina Chapman added that all HOA's information is gathered. Waiting for Spencer Rollo, the fire marshal, to get it all updated.

Alan Zellhoefer announced that the burn pit owned by the Forest Service is still closed as it is still warm from the last burn. People are frustrated because they have no where to take it to. Gina Chapman explained the Glendale dump is at mile marker 88 on highway 89, and

it's \$5 a yard. The issue is that the landfill is almost near capacity and may be closing soon. They have money set aside in the SSD to look at other property. They are asking us not to bring slash because garbage is more important. We are in a tough spot because we want to encourage clean up but there is nowhere to put it. They are supposed to come up with a solution in two weeks. All of Cedar Mountain is affected by this problem. Strawberry dumpsters are still open and they have roll offs for larger items. There is also one on Mammoth Creek Road right before the fire station, and a couple in Duck Creek down from True Value. All mentioned places are for stuff and not slash.

Mike Mumford (#590) inquired if there is any way to get a roll off for pine needles only. Gina Chapman did ask about that, the problem is, they have to bring that to the landfill and they don't want slash at the landfill. They have to come up with a solution in the next two weeks. Gina Chapman discussed the roll-off dumpster placed in Swains in the winter. Some people were upset they weren't notified. She took care of that as a lot owner, not as a board member. She doesn't Facebook. It was done as a courtesy and it worked out fantastic. It was great for the year-round residents, and will happen again in the future. We don't want to mix needles with garbage.

Kathy Cox (#524) inquired if there any restrictions on using chainsaws. Alan Zellhoefer confirmed there are no current chainsaw restrictions. not yet. Open burn and any wild camp fires in a dry camp are restricted currently. Propones are still acceptable and a safer way to go. The whole department would prefer it even though the pits haven't been shut down yet, they should be used very cautiously with a hose. The Fire Chief and Assistant Chief are coming by after the Board Meeting for anyone who wishes to speak with them or ask any questions.

OLD BUSINESS –

Gina Chapman discussed the Dust Mitigation proposal from the Special Service District. They are trying different products in different areas. Once a product is selected, they will let us know the cost per Lot and how they are going to do it. They promised to provide answers prior to August. They still want the whole community under ongoing dust control. The SSD wants to put dust abatement on our tax roll like snow removal, you wouldn't pay it in the dues and taxes, just one or the other.

Gina Chapman stated that the thistle on pond islands is being looked at. Volunteers are appreciated for the thistle mitigation. Gina has a list for volunteers. Paul Placek proposed that come the end of August if things continue and the pond is mostly dry, to consider going to work on the mounds and get volunteers to smooth them over as the low water levels may provide that opportunity

Gina Chapman explained that Forest Road that starts at the sign and goes to to HWY 14 has been scheduled to be dust abated on July 13th which is a project that the CMFPD is paying for and doing. They are giving it a try as a good will measure as the dust is a huge problem along 14 unless someone comes up with a check for \$220k to chip seal before that date. The road is going to be wet and maged at that time. Alan Zellhoefer added that there

are multiple areas on the mountain this work is being done as there is a safety issue. They are looking at several sites to mitigate community danger due to dust.

Gina Chapman explained when Brent Carter sold his property in Swains Creek Heights, the road along Harris Springs and Airport Road around the pond that was dedicated to the county. There were 4 tiny slivers of land not dedicated at that time. In order to make the County happy and roads completely dedicated so we can continue to mag chloride, they asked Swains to go ahead and get those portions dedicated. Brent Carter is going to do it at no charge. Gina Chapman made a motion to proceed with the road dedication as described. The motion was seconded by Travis Cottam and the motion carried.

VII. OPEN FORUM:

Art Cox (#) 526 requested to make a statement. He stated his reasons the Board of Directors is in breach of the Governing Documents and Utah Code. Specifically, the election resolution which states election results shall be posted on the swains creek pines website. He has found the last election results but does not see the election from two years ago posted. He expressed he believes there are multiple participations in willful misconduct on the Board of Directors.

Martin Gonzales (#632) stated that when he bought his lot he was told he could park his RV as long as the cabin is 400 sq ft. Now he is being told he can't. He has a building permit and still can't put an RV on his property. It's completely unfair.

Next Meeting: July 10th, 2021 at 10:00 am.

A motion was made by Dan Theisen at 10:38 am. The motion was seconded by Paul Placek and the motion carried.