

SWAINS CREEK PINES LOT OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
August 7, 2021

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

OPEN MEETING Called to Order by Paul Placek. Other Members present were Gina Chapman (Vice-Chairman), 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). Cynthia Holland (Secretary) was excused. It was explained that Board Chairman, Dan Theisen, sold his cabin and therefore resigned. A motion was made to appoint Paul Placek as the interim Chairman. The motion was seconded and all were in favor.

APPROVAL OF PRIOR MEETING MINUTES: A motion was made to approve the minutes of the July 10, 2021 Board Meeting. The motion was seconded and all were in favor.

TREASURER'S REPORT presented by Chris Schlaffman, Treasurer. The July 31st, 2021 balance sheet was reviewed in addition to the Year-To-Date Budget comparison report. Remaining revenue for the year was \$46,734.74. A motion was made to approve the Treasurer's Report. The motion was seconded and all were in favor.

FINANCE COMMITTEE REPORT presented by Chris Schlaffman, Treasurer. Possible changes to the upcoming 2022 Budget were discussed in regard to increases in CAM's fee as well as the possible changes as a result of the dust mitigation services being taken over by the CMFPD. It was explained that if dues are immediately reduced by the amount currently allotted for the service, the Board's authority to increase again if needed for possible future dust mitigation services only extends to \$5.00 per year, which would result in the need for a lot owner vote. Other options being considered are to keep the dues at \$200.00 per year with the intention of refunding the dust abatement funds to the lot owners in two years' time if they go unneeded. The membership will be provided the opportunity to give input on the matter in the near future.

LEGAL COMMITTEE REPORT presented by Gina Chapman. It was explained that the appeal is ongoing in regard to the ongoing law suit. In regard to recent Bylaw amendments submitted by a member, the Utah Revised Non-profit Act 16-6a-1003 requires that proposed amendments to the Bylaws submitted by Members must represent 10% of all the Association votes. As no such petition was submitted along with the member-proposed Bylaw Amendments, no action shall be taken at this time.

FACILITIES & ARCHITECTURE report provided by Bob Chapman and Bill Rodreick. They are currently awaiting a bid for concrete repair/replacement. Fish stocking amounts and timing was discussed and input from the membership was obtained.

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

COMMUNITY RELATIONS: The Annual Potluck was discussed. Due to concerns surrounding COVID-19, a typical potluck will not be held. Other smaller social events are being considered.

UPCOMING ELECTION DISCUSSION presented by McKenzie Johnson, CAM. Due to concerns of certain members regarding the previously implemented Election Process, CAM offered to conduct the gathering and counting of the mail-in absentee ballots and the in-person ballots on the day of the meeting with volunteers from the membership.

OPEN FORUM:

During the open forum input and concerns were presented by owners regarding the County Dust Abatement and election process, minute-keeping, and Board processes. All items will be considered for discussion by the Board.

ADJOURNED