

**SWAINS CREEK PINES LOT OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 18, 2022**

Minutes of the Board of Directors Meeting of the Swains Creek Pines Lot Owners Association held at the Swains Creek Pines Pavilion on the 18th Day of June, 2022.

**EXECUTIVE SESSION – 9:00 a.m. MT (Closed Meeting)
Collections, Enforcement, Personnel and Legal Issues**

OPEN MEETING – 10:00 a.m. MT

I. CALL TO ORDER Vice-chairman Michael Lucero called the meeting to order at 10:10 a.m.

II. ROLL CALL OF OFFICERS

Present: Michael Lucero, Vice Chairman; Chris Schlaffman, Treasurer; Janelle Pearce; Board Member; Bill Rotroff, Board Member; Alan Zellhoefer, Board Member; Bill Rodreick, Manager; Lucas Jorgensen, Assistant Manager; and McKenzie Johnson of CAM

NOT PRESENT – Gina Chapman, Chairman; Cynthia Holland, Secretary (joined via Zoom); Lisa Lattimore, Board Member; Ryan Phillips, Board Member.

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

May 14, 2022, Minutes - motion was made by Michael Lucero and seconded by Bill Rotroff. Motion Carried/Motion Approved.

IV. TREASURER’S REPORT

Treasurer’s Report provided by Chris Schlaffman as of May 31, 2022

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|------------------|-------------|-------------------|-------------|
| General checking | \$66,326.92 | Playground fund | \$5,199.66 |
| Fire Fund | \$999.04 | Petty cash | \$1,000.00 |
| Pond Fund | \$1,832.91 | Operating reserve | \$74,846.19 |

There is \$94,840.81 in revenue with \$90,870.00 coming from dues; \$530.00 coming from Lot Joining Fees; \$900.00 coming from fines; \$30.81 coming from Interest Earned; \$2520.00 coming from late fees and (\$10.00) coming from an NSF fee. Savings account balance is \$80,806.76.

Motion to approve the Treasurers report from Michael Lucero and second by Bill Rotroff. Motion Carried/Motion Approved.

V. MANAGERS REPORT – Bill Rodreick introduced new Assistant Manager, Lucas Jorgensen. He’s doing a great job. Water level in the pond is still up so another fish plant will be done before the 4th of July holiday, but it will be smaller fish this time. Bill has replacement fish permits for 2 lot owners who didn’t receive them. There have been 83 lot owners who have not paid their dues yet, so they have not gotten fish permits. Please do not move the rip rap rocks along the shore of the pond. They are there to prevent pond erosion. Used ATV purchased for the managers will help with spraying weeds on runway

and carry supplies to fix cattle fence etc. Contact the Manager to reserve the Pavilion for any upcoming events/functions. The CMFPD Special Service District will be reapplying mag chloride along Swains Creek Rd coming from Hwy 14 and other spots that need more product on July 12. The Kane County Road Dept. now requires a permit to install driveway culverts. You must go to www.Kane.Utah.gov and click on Department, Roads, Documents, Disturbance Permit Form and complete the form. There is a \$25 permit fee.

VI. COMMITTEE REPORTS

Finance Committee – Chris Schlaffman – Chairman; Janelle Pearce, Vice Chairman; Ryan Phillips and Bill Rotroff to assist.

The site visit for the Reserve Study was done on June 3, 2022 and the draft study should be available in July. Claudette Dunning presented a donation of \$972 from the Arts & Crafts raffle. It will be put toward the renovation of the Pavilion BBQ.

Legal Committee – Gina Chapman, Chairman; Janelle Pearce – Vice Chairman; Alan Zellhoefer to assist.

General Update – Janelle Pearce. The Cocks lawsuit was appealed due to the District Court ruling being unclear. The Appellate Court heard oral arguments in March and we are awaiting their decision.

Jenkins Bagley & Sperry law firm will update our Bylaws to meet the current Utah State Statutes.

Janelle Pearce and Lisa Bolduc gave an update on the BIDR, LLC “Reserve at Swains Creek” project. The latest site plan includes 70 multi-residential units, 90 single family units and 5 commercial zones that do not adhere to the Kane County General Plan, nor are they compatible with the surrounding zoning in Swains Creek Pines. Commissioner Wade Heaton took questions from lot owners and stated the plans are still being modified. He did not expect them to be ready in time for the July 13 Planning & Zoning meeting. Everyone is encouraged to write to the Commissioners. The Bolducs have retained an attorney to assist lot owners in challenging the requested zone changes. Anyone who would like to donate should contact Lisa or Marc Bolduc.

Facilities & Architectural Committee – Lisa Lattimore, Chairman; Bill Rotroff, Vice Chairman; Gina Chapman, Bill Rodreick and Michael Lucero to assist.

Bill Rodreick reported that plans are being finalized for the BBQ renovation. We will be getting bids for concrete repairs at the Pavilion. Several maintenance items have been completed for the runway.

Community Relations & Events Committee – Michael Lucero, Chairman; Lisa Lattimore, Vice Chairman; Steven and Gina Blackburn and Jessica Russo will assist as lot owners.

Thank you to Claudette Dunning, Keene Sterrett and all the volunteers who helped with the Arts & Crafts Show.

Upcoming Events – The Highway Clean-Up scheduled for today has been postponed due to high winds and rain. Stop, Shop & Swap will be held on Saturday, July 2 from 9am to 3pm. Contact Bill Rodreick to reserve a \$10 table.

Swains Creek Fire Council – Alan Zellhoefer, Chairman; Bill Rotroff, Vice Chairman; Cynthia Holland to assist.

Update – Alan Zellhoefer: New Burn/Slash Pit is located on Mammoth Creek Road past the dumpsters between the Post Office and Fire Station 1. This is operated by the Western Kane County Special Service District (trash). We are currently in Stage 1 Fire Restrictions – no open fires. Stage 2 may be coming soon. Bill Rotroff suggested we hold CPR/Stop the Bleed classes for lot owners. More information will be coming. The new ISO rating for Cedar Mountain is 3X but it will not go into effect until September.

Commissioner Wade Heaton and Zack Haskall, CMFPD Board members, gave a presentation and asked for input on the financial status of Special Service Districts for Fire/EMS and Snow Removal and the need to increase fees. A survey was distributed to gauge satisfaction with current levels of service. There will be town hall meetings and public hearings held to voice opinions on increasing fees for 2022-23 to cover the cost of staffing and contracts and to build up reserves.

VI. OLD BUSINESS

Janelle Pearce gave an update on the progress of barn slab & roof cover, pavilion siding and concrete and BBQ renovation. See Facilities & Architectural Committee report.

VII. NEW BUSINESS

Bill Rodreick announced that he and Lucas have been cleaning out the barn and sheds and there will be some Association items that are no longer of use for sale during Stop Shop & Swap.

VIII. OPEN FORUM:

No further comments from the membership.

IX. MEETING SCHEDULE:

July 16, August 13, Sunday, September 4 at 1pm, October 1 and January 14, 2023 Location/Time TBD
All meetings are held at 10am at the Pavilion unless specified.

X. ADJOURN:

Meeting Adjourned at 1:30p.m.