

**SWAINS CREEK PINES LOT OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
August 13, 2022**

APPROVED

Minutes of the Board of Directors Meeting of the Swains Creek Pines Lot Owners Association held at the Swains Creek Pines Pavilion on the 13th Day of August, 2022.

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

OPEN MEETING – 10:00 a.m. MT

I. CALL TO ORDER Chairwoman Gina Chapman called the meeting to order at 10:05 a.m.

II. ROLL CALL OF OFFICERS AND DIRECTORS

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

NOT PRESENT – Cynthia Holland, Secretary; Ryan Phillips, Board Member; and Bill Rotroff, Board Member.

Chairwoman Gina Chapman announced the resignations of board members Ryan Phillips and Bill Rotroff. A motion was made and seconded to appoint Dan Crowther to fill the remaining term of Ryan Phillips. Motion carried. Dan Crowther accepted the appointment.

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Janelle Pearce presented the minutes on behalf of Secretary Cynthia Holland. A motion was made and seconded to approve the meeting minutes for June 18, 2022 and July 16, 2022. Motion carried.

IV. TREASURER'S REPORT Treasurer's Report provided by Chris Schlaffman as of July 31, 2022

General checking	\$49,350.41	Playground fund	\$5,201.39
Fire Fund	\$999.37	Petty cash	\$1,161.80
Pond Fund	\$1,833.52	Reserve	\$140,478.73

Year to date, there is \$97,647.72 in revenue with \$90,870.00 coming from dues; \$300.00 from Lot Joining Fees; \$1500.00 from fines; \$583.00 in donations; \$64.72 from Interest Earned; \$4340.00 from late fees and (\$10.00) from an NSF fee. Savings account balance is \$74,072.72.

Motion made and seconded to accept the Treasurer's Reports for July 16, 2022 and August 13, 2022. Motion carried.

V. MANAGERS REPORT – Bill Rodreick reported the County will be in Swains Creek touching up the roads. Painting has been completed. The runway has been sprayed for weeds and Lucas has mowed. Please remember to close the gates to keep the cattle out. Do not give the code to the bathrooms out to anyone. The bathrooms are for members only. Also, a reminder to please stay off the runway.

VI. COMMITTEE REPORTS

Finance Committee – Chris Schlaffman – Chairman; Janelle Pearce, Vice Chairman; Lisa Lattimore to assist.

Chris Schlaffman reported the Board received the draft Reserve Study, but it needs some revisions. There is \$15,130 in Accounts Receivable from fines and assessments still owing.

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 still awaiting their decision.

An update of our Bylaws to meet the current Utah State Statutes is being performed by the Jenkins Bagley & Sperry law firm.

Janelle gave an update on the BIDR, LLC “Reserve at Swains Creek” project. At their August 10 meeting, the Kane County Planning & Zoning Commission recommended denial of the Multi-residential zoning and took no action on the commercial zoning to give the developer time to revise their site plans. It was suggested that the commercial lots be moved deeper into their development and off the main road and to reduce some of the commercial uses. The last site plan included 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. 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 participate should contact Lisa or Marc Bolduc.

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

Gina Chapman explained the new ARC procedures - all applications will be submitted electronically through the CAM portal. Please include the site plan and design criteria and sign the application before submitting. All applications need to be approved prior to starting your project and please notify CAM when your project is completed. You are advised to report any neglected properties to CAM.

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

Michael Lucero thanked all of the volunteers. There will be a potluck after the Annual Lot Owners meeting at 5pm. Hot dogs and hamburgers will be provided. Bring a side dish or dessert to share. Contact Michael if you want to help with games or want to donate items for the raffle.

Swains Creek Fire Council – Alan Zellhoefer, Chairman; Janelle Pearce, Vice-Chairman; Cynthia Holland to assist.

Alan Zellhoefer reported that there are no fire restrictions at this time, but that could change based on weather conditions, so please be careful. The new Burn/Slash Pit is located on Mammoth Creek Road past the Post Office and Fire Station 1. This is operated by the Western Kane County Special Service District that provides trash service). The new ISO rating for Cedar Mountain has been lowered from a 10x to a 3 for Swains Creek Pines, but it will not go into effect until September 1st. Contact your insurance provider to see if this will lower your rates. Please call 911 in emergencies. Local dispatchers will answer and send

response teams. Do not call the fire station in an emergency. The Kane County non-emergency number is 435-644-2668. Or you can also call toll free at 877-644-2349.

CMFPD Special Service District will increase fees for EMS/Fire and Snow Removal for 2022-23 to cover the cost of staffing and contracts and to build up reserves. This will be assessed on your upcoming tax bill for 2023.

VI. OLD BUSINESS

Janelle Pearce gave an update on the progress of barn slab & roof cover, pavilion siding and concrete, and BBQ renovation. We hope to have these projects completed this year.

VII. NEW BUSINESS

Gina Chapman reported that the cost to print and mail newsletters has increased immensely. In order to save the Association money, we are going to an electronic format that will be sent to everyone who has entered their email addresses into the CAM portal. There will also be hard copies available for pick up at the barn during Manager's hours.

VIII. OPEN FORUM:

A suggestion was made to ask the Kane County Road Department to install a cattle guard to replace the gate that people keep taking down on Marjay Trail and Grassy Trail. (Estimated cost is \$4000 plus installation). Ideas to make it easier to recognize members vs non-members fishing at the pond were discussed. Problems with billing and late fees for joined lots was brought to the board's attention. This will be corrected. Lot owners would be interested in taking CPR classes.

IX. MEETING SCHEDULE:

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 11:37 a.m.