

SCPLOA BOARD of DIRECTORS MEETING
June 17, 2023, 10:00 am Mountain Time

Meeting held at Swains Creek Pines Pavilion.

1. Welcome & Introductions:

Chairwoman Gina Chapman called the meeting to order at 10:06 AM.

Gina announced that the Board held an Executive Session on June 17, 2023, to discuss legal, personnel and collections.

Confirmation of Quorum. Present: Gina Chapman, Chairwoman; Michael Lucero, Vice Chairman; Janelle Pearce, Treasurer.

Board Members: Lisa Lattimore, Alan Zellhoefer, Dan Crowther, Crystal Rock and Devon Kampshoff

Lucas Jorgensen, Manager; and John Manning, Assistant Manager
 Hannah Lewis of CAM

Not present: Cheryl Case, Secretary.

2. Secretary's Report & Approval of May 13, 2023, Minutes:

Janelle Pearce presented the meeting minutes. Lisa Lattimore moved to approve the minutes; Michael Lucero seconded. Motion carried.

3. Treasurer's Report provided by Janelle Pearce

General checking	\$120,248.79	Playground fund	\$5,214.42
Fire Fund	\$1,001.87	Petty cash	\$152.81
Pond Fund	\$1,838.11	Reserve	\$130,934.43
Operating Fund Money Market	\$23,485.01	A/R still owing	\$20,615.00

Dan Crowther moved to accept the Treasurer's Report; Lisa Lattimore seconded. Motion carried.

4. Manager's Report: Presented by Lucas Jorgensen

Fish have been stocked. Managers are checking for fishing permits. No fishing from the runway. Bathrooms are for lot owner use only. Do not give the bathroom code to people doing work on your property. They should supply a porta potty for their crews. No driving or parking in the meadows. No discharging of firearms within Swains, including BB guns.

COMMITTEE REPORTS:

I. Finance Committee – Janelle Pearce, Chairman; Lisa Lattimore, Vice Chairman; Crystal Rock to assist

- a. Budget Report – Several unexpected expenses due to winter damage and flooding (See Old and New Business items below).
- b. Reserve to Preserve – Pavilion concrete project is complete.
- c. Status of Collections/Liens – Approximately 42 lots are past due on assessments with late fees are accumulating. Assessments and fines must be paid in order to get a fishing permit and to be eligible to vote in September elections.

II. Legal Committee – Gina Chapman, Chairman; Janelle Pearce, Vice-Chairman, Alan Zellhoefer and Cheryl Case to assist

- a. General Update on Legal Issues – Janelle Pearce - we are still waiting for Utah Court of Appeals to issue a decision on appeal of 2020 District Court ruling for the Cocks v Swains Creek Pines Association lawsuit. An additional claim filed recently against the Association with SCPLOA Directors & Officers insurance company and they have referred it to legal counsel for response.
- b. Report on Bylaw Updates – Updates are still in progress and we hope to have them completed in time for September 2 elections.
- c. Update on BIDR, LLC, “The Reserve at Swains Creek” Project – Janelle gave a report on the Bolducs efforts to overturn the Kane County Commission approval of zoning changes. They are awaiting a hearing date. Please contact Lisa and Marc Bolduc to contribute toward legal fees if possible.
- d. 2023 Recruitment for Board Member Candidates – Candidates are needed for the upcoming election to fill vacancies for 2024-25 term.

III. Facilities & Architectural Committee – Dan Crowther, Chairman; Lisa Lattimore, Vice-Chairman; Gina Chapman, Lucas Jorgensen and Devon Kampshoff to assist

- a. General Facilities Update – Lucas Jorgensen – the Managers have been busy restoring the pavilion for use, installing new audio equipment donated by Devon Kampshoff for improved sound and possible wifi for zooming future meetings. Road base and a drainage culvert are needed to reduce standing water and mud at the parking entrance. More gravel is needed to replace what has washed away. It will be spread after grading is complete. A handicap ramp and new signs will be added when repairs to the parking lot are completed. Road prep and Mag chloride application will be June 26-29. Clint and Stephanie Malburg have offered to donate a custom metal sign for the barn. The Association will supply the design and Clint will fabricate it.
- b. Report on Architectural Requests & New Procedures – Dan Crowther reported on the recent ARC applications that have been approved.
- c. Neglected Properties – Dan Crowther reported that enforcement of neglected properties is being done according to governing documents.

IV. Community Relations & Events Committee – Michael Lucero, Chairman; Lisa Lattimore, Vice-Chairman; Steve & Gina Blackburn and Jessica Russo to assist

- a. Update on Upcoming Events – Michael Lucero reported on Highway Cleanup June 17 after the meeting. Stop, Shop & Swap will be on July 1. Flyers will be posted in the village. Tables are still available for \$20 each. CMFPD will hold an open house with food and refreshments at the same time at Station 3. If you have unused baskets, please drop them off at the barn. They are needed to make gift baskets for raffle prizes.
- b. Annual Lot Owners Meeting will be Saturday, September 2 at 1pm. The pot luck dinner will be Saturday at 5pm. The Association will provide the meat. Lot owners will bring desserts or side dishes and what they want to drink. Bingo will be held on Saturday after the potluck with cash prizes.
- c. Camp Golden Eagle – Sunday, September 3. Stephanie Malburg reported registration will begin at 9am with camp beginning at 10am. There will be a fishing contest, crafts, corn hole, archery etc. Cost is \$20 per child to include a t-shirt, all activities and lunch. Awards will be given out at the end of camp. There will also be a fishing derby for adults. Volunteers are needed for all Labor Day weekend activities.

V. Swains Creek Fire Council – Alan Zellhoefer, Chairman; Devon Kampshoff, Vice-Chairman; Lisa Lattimore and Teresa Zellhoefer to assist

- a. Fire Council and CMFPD Activities – Alan Zellhoefer reported on the procedure for obtaining a permit to install a fire pit through CMFPD and their proper use. Call 435.682-3225 for more information. The burn pit near CMFPD Station 1 on Mammoth Creek Rd is now open. Separate large limbs and stumps from small slash.
- b. Update on Kane County Special Service District Activities - An increase in fees is being considered by the Cedar Mountain Special Service District for snow removal and the Western Kane County Special Service District for trash removal.

VI. OLD BUSINESS – DISCUSSION & POSSIBLE ACTION:

- a. Update on Pavilion Concrete Renovation/Removal – Complete
- b. Update on Renovation of Pavilion BBQ – Tabled
- c. Update on Drainage Culvert and Cover at Parking Entrance –Michael Lucero moved to approve additional road base for flooded area Not to Exceed \$2100; Lisa Lattimore seconded. Motion carried.
- d. Update on Gravel for Pavilion/Barn Parking Lot – Michael Lucero moved to approve additional gravel Not to Exceed \$2100; Dan Crowther seconded. Motion carried.

VII. NEW BUSINESS – DISCUSSION & POSSIBLE ACTION:

- a. Proposal to Purchase Replacement Tables for Pavilion and Pond - Janelle Pearce moved to approve the purchase of 25 Lifetime tables; Lisa Lattimore seconded. Motion carried.
- b. Proposal to Purchase Rolling Rack for Chair Storage – Tabled to price at auction
- c. Proposal to Repair Damaged Grass Area Behind Pavilion – Tabled for more suggestions and cost.

- d. Proposal to Repair Damaged Perimeter Fencing – Janelle Pearce moved to purchase fencing materials for \$700; Dan Crowther seconded. Motion carried.
- e. Proposal Regarding Swains Creek Pines Signage – Tabled.

VIII. OPEN FORUM: Lot Owners to Address the Board (limited to 3 minutes per person) - The board addressed questions regarding address signs, Special Service District fees, Utah OHV course and registration requirements and possible asphalt for pavilion parking lot.

IX. 2023 MEETING SCHEDULE: July 8; August 12; Annual Meeting September 2 at 1pm; October 7; January 13, 2024 (Time and Location TBD)

All meetings are held at 10am (Utah time) at the Barn/Pavilion unless otherwise specified.

X. ADJOURN Gina Chapman moved to adjourn; seconded by Janelle Pearce. Motion carried. The meeting was adjourned at 11:20 A.M.