

**SWAINS CREEK PINES LOT OWNERS ASSOCIATION
ANNUAL MEETING
September 4, 2022**

ACCEPTED 9.2.2023

Minutes of the Board of Directors Meeting of the Swains Creek Pines Lot Owners Association held at the Swains Creek Pines Pavilion at 1:00 p.m. on the 4th day of September 2022.

**EXECUTIVE SESSION – 11:00 a.m. MDT (Closed Meeting)
Collections, Enforcement, Personnel and Legal Issues**

OPEN MEETING – 1:00 p.m. MDT

a. Welcome & Introductions- Mike Lucero called the meeting to order at 1:07 p.m.

Present: Mike Lucero (Vice Chairman), Cynthia Holland (Secretary), Chris Schlaffman (Treasurer); Janelle Pearce (Board Member), Lisa Lattimore (Board Member), Crystal Rock (Board Member), Dan Crowther (Board Member); Bill Roderick (Manager), and Lucas Jorgensen (Assistant Manager)

Members not present: Gina Chapman (Chairman) and Alan Zellhoefer (Board Member)

b. Secretary’s Report & Approval Of Minutes – Cynthia Holland

Motion from Shirley Burke – Lot #652 to approve the September 5, 2021, Minutes. Second from Bruce Kuveke - Lot #383. Motion Carried.

c. 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; \$1,500.00 from fines; \$583.00 in donations; \$64.72 from Interest Earned; \$4,340.00 from late fees and (-\$10.00) from an NSF fee. Savings account balance is \$74,072.69.

A motion was made and seconded to accept the Treasurer’s Reports for the period ending July 31, 2022. Motion carried.

d. Manager’s Report – Lucas Jorgensen

The bathrooms are not for contractors, please do not give them the code.

Dumpsters are for household trash only, not for construction debris.

The roads were redone in multiple areas and all will be completed before the snow.

The speed limit in Swains is 25 mph. The county will enforce it.

Anyone under 18 years old needs an ATV course and a helmet to ride an ATV.

Fishing line and trash around here is a problem. Please pick up after yourselves.

e. Introduction of Candidates For The Board

The candidates are: Cheryl Case, Gina Chapman, Martin Gonzalez, Devon Kampshoff and Alan Zellhoefer.

f. Recess To Cast Ballots - Meeting recessed for ballots to be cast at 1:30PM.

g. Meeting reconvened at 1:40PM.

COMMITTEE REPORTS

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

- a. Budget Report - Budget is on track.
- b. Reserve to Preserve - Reserve Study is being updated; we are 63% funded, which is considered to be a “fair” rating.
- c. Status of Collections/Liens – no report.

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

- a. General Update - There is no decision from the Appeals Court yet.
- b. Update on BIDR, LLC - Developer is revising their site plan. The next Planning and Zoning hearing will be September 13th. A committee of board members and lot owners may be formed if the developer is willing to discuss their plans. Updates will be posted on Facebook or emailed to lot owners. Lot Owners should contact the Bolducs if they want to help with their initiative to oppose the project.

III. Facilities & Architecture – Lisa Lattimore, Chairman; Mike Lucero, Vice-Chairman; Dan Crowther, Gina Chapman, Bill Rodreick and Lucas Jorgensen to assist. Lisa Lattimore and Dan Crowther.

- a. General Facilities update - none
- b. Report on Architectural Requests – It is the lot owners’ responsibility to submit Arc Requests, not the contractors, and forms need to be completed prior to the start of the project. Address signs are important and are a requirement; signs can be purchased for \$15.00.
- c. Neglected properties – Neglected properties and complaints are being reviewed.

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

- a. Upcoming/Past Events Update - There is a potluck at 5pm today along with a raffle, a cornhole tournament and a tortilla challenge. Mike thanked the Burkes and Blackburns for volunteering.

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

Everyone should post their address; these are very important for first responders. Fire Dept. having very busy weekend, please follow ATV rules, etc.
The ISO rating is going down from a 10 to a 3. The lower the rating, the better.

VI. Old Business – None

VII. New Business - None

VIII. Election Results – Cheryl Case, Gina Chapman, Alan Zellhoefer, and Devon Kampshoff were elected to the 2023-2024 Board. (Complete election results are below.)

IX. Open Forum: Lot Owners to Address the Board (limited to 3 minutes per person)

Lot Owner requested additional benches on the east side of the pond.
The bathrooms are locked, the code is provided to Lot Owners who have paid their Dues.
Short term rentals are not permitted.

X. Meeting Schedule: October 1st and January 14, 2023 (Time and Location TBD).

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

XI. Adjourn - Motion to adjourn made and Seconded by Troy Hunter Lot #601 and Gail Smith Harris Springs Lot #9. Motion carried. Meeting adjourned.

Note: Complete Election results are:

Cheryl Case 167
Gina Chapman 155
Alan Zellhoefer 152
Devon Kampshoff 140
Martin Gonzalez 82
Bruce Rose 4
Bill Blake 3
Gordon Rose 1
Linda Waber 1
Bill Roderick 1
Art Cocks 1