

**SCPLOA BOARD of DIRECTORS MEETING**  
**August 12, 2023, 10:00 am Mountain Time**

Meeting held at Swains Creek Pines Pavilion and also via Zoom.

**1. Welcome & Introductions:**

Chairwoman Gina Chapman called the meeting to order at 10:10 AM.  
 Executive Session on August 12, 2023, to discuss legal, personnel and collections.

Confirmation of Quorum. Present: Gina Chapman, Chairwoman;  
 Michael Lucero, Vice Chairman; Janelle Pearce, Treasurer; Cheryl Case, Secretary.  
 Board Members: Lisa Lattimore, Alan Zellhoefer, Dan Crowther, and Devon Kampshoff  
 Lucas Jorgensen, Manager; Max Barnaby of CAM.  
 Not Present: Board Member Crystal Rock.

**2. Secretary's Report & Approval of July 8, 2023, Minutes:**

Cheryl presented the meeting minutes. Janelle moved to approve the minutes.  
 Dan seconded. Motion carried.

**3. Treasurer's Report** provided by Janelle.

General checking	\$95,583.18	Playground fund	\$5,217.04
Fire Fund	\$1,002.38	Petty cash	\$1,125.73
Pond Fund	\$1,838.56	Reserve	\$113,169.39
Operating Fund Money Market	\$23,496.79		

Cheryl moved to accept the Treasurer's Report. Dan seconded. Motion carried.

**4. Manager's Report:** Lucas Jorgensen

Cattle are still getting in the development. A lot of the fence has been repaired. Repairs will continue.

Bathrooms at the pavilion are cleaned daily. Please help keep them clean.

**COMMITTEE REPORTS:**

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

- a. Budget Report – Janelle. Picnic table expense has been charged to the Reserve Account. \$5,257 was spent for the 2<sup>nd</sup> fish stock.
- b. Reserve to Preserve -- Janelle. No other Reserve expenses.
- c. Status of Collections/Liens – Janelle. \$29,935 is owed; this is \$6,930 in past due assessments, \$19,920 in fines, \$3,085 in late fees. When liens are filed approximately \$1,000 in fees are added to the lot owners balance due.

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

- a. General Update on Legal Issues – Janelle. The appeal of the Cocks’ lawsuit is still pending.
- b. Report on Bylaw Updates – no report.
- c. Update on BIDR, LLC, “The Reserve at Swains Creek” Project – Janelle. The appeal filed by the Bolducs is still pending. Those who want to help with the legal fees can contact the Bolducs.
- d. 2023 Recruitment for Board Member Candidates – Janelle. There are 5 openings, and 3 candidates. Joe Fink, Melinda Waters & Gina Blackburn volunteered to be write-in candidates.

**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 – none.
- b. Report on Architectural Requests & Procedures – Dan & Lisa.  
There are 2 new ARC Requests.  
Progress is being made on the status reports.  
RVs may be conditionally placed during construction with a Kane County building permit, ARC approval, and progress of the construction project. Building permits expire every 6 months; renewed building permits to be provided.  
Neglected Properties include Lots with old construction materials or inoperable vehicles on the Lot. The Kane County Nuisance Ordinance has more information.

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

- a. Update on Upcoming & Past Events – Michael Lucero.  
Stop, Shop & Swap was a success. Thank you to those who worked on this.
- b. Annual Lot Owners Meeting, Election & Pot Luck – Saturday, September 2 at 1pm. Michael Lucero. Thank you to Teresa & Alan Zellhoefer for taking lead on this. Pit BBQ and Pot Luck dinner will be at 5pm. Volunteers are needed.
- c. Camp Golden Eagle – Sunday, September 3 (Registration 9am. Camp Start 10am to 3pm.) Michael Lucero. Thank you to Teresa Zellhoefer, Janelle, Gina, Steve & Gina Blackburn. Volunteers are needed.
- d. Chili Festival – Saturday, September 30 at 4 p.m. Steve & Gina Blackburn will oversee the Festival, which will be a chili dinner and a raffle.

**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. Volunteers are needed for the Pit BBQ. Contact Mike Lucero to volunteer ([Built4dirt@gmail.com](mailto:Built4dirt@gmail.com)).  
There was a cabin fire within our development.  
Stage 1 is the current fire restriction. No open fires allowed. Campfires are allowed in approved fire pits.
- b. Update on Kane County Special Service District Activities – no report.

**VI. OLD BUSINESS – DISCUSSION & POSSIBLE ACTION:**

- a. Proposal to Repair Damaged Grass Area Behind Pavilion. Repairs are not in the budget for this year.
- b. Proposal Regarding Swains Creek Pines Signage. Pending.

**VII. NEW BUSINESS – DISCUSSION & POSSIBLE ACTION:**

- a. Fishing Limits on Ballot.  
Current fish limit is 5 per Lot per day. The cost of planting fish is \$7 per pound plus the delivery fee. Several Lot Owners asked to reduce the fish limit. This year the annual ballot includes the option for Lot Owners to vote to reduce the number of fish that can be removed to 3 or 4 per Lot per day, or to not reduce the limit.

Lucas asked for additional road base and or leach rock for the muddy area in front of the barn, not to exceed \$1,200. The County still intends to install a culvert and box at the end of the season. Devon moved to approve getting road base/leach rock, not to exceed \$1,200. Lisa seconded. Motion carried.

Our Assistant Manager has resigned. Lucas will work extra hours to provide coverage and could use help. We will recruit for an Assistant Manager for next year.

**VIII. OPEN FORUM: Lot Owners to Address the Board (limited to 3 minutes per person)**

Volunteers are needed for the Labor Day weekend events.  
Comments were made related to fish limit options.  
Lot Owners must have their fish permit in their possession when fishing.

**IX. 2023 MEETING SCHEDULE:** 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** Cheryl moved to adjourn. Alan Seconded. Motion carried.  
Meeting adjourned at 11:40 AM.