APPROVED

SCPLOA ANNUAL LOT OWNER'S MEETING MINUTES

August 31, 2025 1 PM Mountain Time

Meeting held at Swains Creek Pines Barn/Pavilion and via Zoom

OPEN MEETING –

1. **Welcome & Introductions**
   Chairman Don Gannon-Jones called the meeting to order at 1:05 pm

   Present: Don Gannon-Jones, Chairman; Devon Kampshoff, Vice-Chairman; Janelle Pearce, Treasurer; Melinda Walters, Secretary; Lisa Lattimore, Board Member; Kat Eversole-Jaramillo, Board Member; Gina Blackburn, Board Member; Lisa Bolduc, Board Member; Casey Tuttle, Manager; McKenzie Johnson, of Administrative Business Solutions (ABS)

   Not present: Jeff Bricker, Board Member

   Quorum established.

   An Executive Session was held on **August 31, 2025**, to discuss Collections, Enforcement, Personnel & Legal Issues.

2. **Secretary's Report & Approval of 2024's Annual Meeting Minutes**: Melinda Walters presented the minutes from last year's annual meeting as amended. Donavan Delgado, lot # 176 moved to approve the minutes. Barbara Webster Lot # 476 seconded. Motion carried.

3. **Treasurer's and Financial Report:** provided by Janelle Pearce as reflected in the July 31, 2025 financial reports.

Operating Account	$137,104.59	
General checking	$ 7,625.00	
Petty cash	$ 800.00	
Operating Contingency	$ 15,039.35	
Reserve	$ 37,347.05	
Reserve CDs	$ 97,587.83	($65,079.84 + $32,507.99)

Finance Committee Report:

Accounts Payable and Payroll are all up to date. Assessment income for the year is $138,861.10 ($9,488.90 under budget). Additional income from donations, interest, fines, late fees, lot joining and reinvestment fees totaled $13,786.71. Expenses for management services with ABS, manager salaries, fish stocking, website maintenance, copying, postage & mailing, facility maintenance supplies, fuel, insurance and utilities have totaled $82,167.76, which is on track for this point in the year. We anticipate some

savings in manager salaries and fish stocking this year, which can be put toward our reserve contribution.

Event proceeds after expenses and other donations collected as of 8-30-25 totaled $6,601.64 with $4,672.59 spent on the entrance sign rock, the horse pasture fence replacement, extra gravel for the parking lot and camp golden eagle expense. This leaves $1,929.05 available as of yesterday. We will have additional proceeds from Camp Golden Eagle Registration and other labor day activities as well as future events planned for September and October.

Reserve to Preserve: We have collected $9,636 in Reinvestment Fees so far this year, which will go into the Reserve Account for common area maintenance and capital improvements. A reserve study will be conducted this year beginning with the 2026 fiscal year.

There is $3,940 in pre-paid accounts or accounts with credit balances, which cannot be spent this year.

Status of Collections/Liens: Delinquent Accounts total $51,788.25. This includes past due assessments, late fees, fines, and an outstanding owner balance for legal costs. Past due assessments, late fees and violation fines are referred to legal counsel for collections and/or liens according to the Collections Policy.

As a reminder, in addition to receiving approval from Kane County, a completed Lot Joining application, and a copy of the approved plat maps, must be submitted to SCPLOA, plus an administrative fee according to the adopted fee schedule. Any current or outstanding balance on the accounts must be up to date before lots are eliminated in the financial system. Fishing permits and election ballots are not issued for lots that are eliminated.

Assessments are due on March 1st of each year and are delinquent if not paid within 60 days (April 30). A $50 late fee is applied to past due assessments after 60 days, plus monthly interest charges until paid in full. Delinquent Assessment accounts are subject to lien after 60 days. Per our collection policy, payments are automatically applied to the oldest balance on the account.

If anyone has any questions about the finances please ask Janelle or ABS for clarification or look at them on PAYHOA.

Jonathan Quit lot # 30 moved to accept the Treasurer's and Financial Report. Donavan Delgado lot # 176 seconded. Motion carried.

4. **Manager's Report** – Casey Tuttle: We are now back in Stage 1 Fire Restrictions. The facilities are in good shape and everything is fully functional. The septic tank was pumped by John's Septic Service. We have a 1000 gallon

tank and the system appears to be in good shape. The pond level is down below all the gate valves now that let water go under the dam. The stream flows in some to the small pools on the North end where it seeps into the ground. The horses have left the horse pasture and none are expected for the rest of the year. So far, no cows have been discovered inside the subdivision but there are still a few areas of fencing that need to be repaired. I completed the gate for the midfield parking area. The two cables for the parking area have been installed so the parking area is ready for use by property owners and their guests that wish to park their aircraft in that parking area. The parking area at the South end of the air strip is still available for use. I am still working on the path that meanders around the meadow.

5. **Introduction of Candidates for the Board:**
Candidates that were present introduced themselves.

Kathlyn Eversolel-Jaramillo - present
Kenneth Gibson- present
Kim Gandy -not present

Write-ins:
Claire Preus – not present
Tammie Phillips – not present
Lisa Bolduc - present

6. **Recess to Cast Ballots**. Donovan Delgado, lot # 176 made a motion to recess to vote. Delores Smith lot # HS 9 seconded. The meeting was recessed at 1:25 PM. The results will be announced at the end of the meeting.

7. **Reconvene Meeting** Meeting reconvened at 1:39 pm

COMMITTEE REPORTS:

I. **COMPLIANCE, FINANCE & GOVERNANCE COMMITTEE:** Don Gannon-Jones, Chairman: Devon Kampshoff, Janelle Pearce, Melinda Walters

See above financial report

II. **ARCHITECTURAL REVIEW COMMITTEE:** Devon Kampshoff, Chairman; Lisa Bolduc, Lisa Lattimore, Casey Tuttle

There have been 26 ARC's submitted since beginning of season
26 Processed or are in process
2 Held for follow up:

(1) requiring Clarification – Necessary items not clear enough to read or missing key item
(2) held for full board review – ARC or other Board recommendations

(1) Fence / Gate
(1) Paint
(1) stand Alone Gate / Forest Service Modification
(1) Stand Alone Signage
(5) Cabin Modifications (patios, decks, extensions, etc)
(2) New Cabin
(5) Outbuilding(s) / Garages
(1) Propane Tank U/G in size
(2) Queries or Pre-clarifications

Many projects are still underway with the season stretching on but coming to a close soon. If you need to fill out an ARC request, submit them on PAYHOA.

III. **<u>EVENTS COMMITTEE</u>:** Gina Blackburn, Chairman; Melinda Walters, Lisa Lattimore, Kat Eversole, Christopher Gannon-Jones, Steve Blackburn, April and Lucas Jorgensen

Gina: We have the following events left for 2025:

1) Annual potluck tonight at 5pm
   The Board is providing pulled pork, shredded chicken and hamburgers.
   We are asking everyone to bring a side dish or (your favorite) dessert.
   We will also have raffles, so bring some spending money!!

2) Chili festival on Sat, 9/13-please consider entering your chili in the cookoff and staying for some additional grub, entertainment, raffles and fun!

   If you want to enter your chili in the chili cookoff on 9/13, please come see me after the meeting. I have some contestant forms for you to fill out.

3) Fri, 9/12/25-potluck-5pm
4) Fri, 9/12/25-BINGO-6:30pm-registration at 6pm
5) Sun, 9/14/25-Highway Cleanup: noon
6) Sat, 10/11/25-potluck-5pm
7) Sat, 10/11/25-bingo-6:30pm-registration at 6pm

Please also watch the website for updated information on our events.

For those of you who came to Camp Golden Eagle yesterday, thank you from the bottom of my heart. From all the looks on the kids' faces (and parents' too), everyone had a great time!! This one will definitely go down in the history books as one of the best! I will now give the mic to Kat who will give you more of the rundown on CGE.

Kat: As Camp Golden Eagle Director for 2025, I'm thrilled to report that we served 76 children under the age of 16 and their parents, grandparents, and guardians at yesterday's amazing event. We collected a total of $1560 in registration alone before expenses, and we will be adding in a kids' raffle plus all of our donations and what we earned from our food corner! I want to especially thank some amazing people because I could not have done this without them. First and foremost, I want to thank my amazing daughter Lynsey, my niece Ashlee, and my granddaughter, Juliette, for being the absolute best fun captains of Camp Golden Eagle 2025. I also want to thank Casey, the barn manager, for his hard work and getting us all set up mowing the night hike trail for us, and just being an overall cheerful and wonderful person to work with. I want to thank Gina and Steve Blackburn, as well as Mike and CJ Mumford, for the service that they gave us through serving food with their entire team. It was absolutely stellar, and I have to add, we completely sold out of food! I also want to thank Lucas and April Jorgensen, Mark Johnson and Devon Kampshoff for heading our archery division, which is always, always a very popular hit. They did great and they absorbed the costs that are involved in our archery games. And one of the funnest parts about archery is that they always award a golden arrow at the end of the event. I want to thank the amazing team at registration my sister, Tracy Eversole Ruiz and Gina Blackburn for their tireless dedication to what is it known to be a very difficult process of registering participants on the day of camp that would lead me to say that all of you in the audience who did not pre-register, please we'd love it if you do so next year! Out of 103 shirts we only had 8 left.

I would also like to thank Michelle Kampshoff for stepping up almost at the very last minute to support us with crafts. She and her son, Brandon, did a beautiful job of creating amazing crafts ahead of time as examples and meticulously organizing craft tables for every participant to enjoy. And I wanna thank all of those who volunteered within that area, (Jane Lewis, Elizabeth Bishop and Karen) you were absolutely great. I also want to thank Christopher Gannon-Jones for his amazing work in organizing games with his volunteer team. The kids had an absolutely great time, and I'm so glad that we were able to give out so many ribbons. And Christopher, you were absolutely amazing at this job! A very special thank you to our owners of the airplanes, and allowing our campers to climb through your airplanes, and the fly-bys were so awesome! Last but never least, to our Fire Department, volunteering to show our kids how great you all are and showing them how things work! We think the kids really enjoyed the Water hose cone targeting and Ambulance sirens. Thank you for letting our campers climb through your emergency vehicles. To Parents, some who were Campers from Camp Golden Eagles past, Grandparents, Guardians, and Campers, We thank you for making this "50 years of Camp Golden Eagle" a huge success!! Thank you!

IV. **<u>COMMUNICATIONS & COMMUNITY RELATIONS COMMITTEE</u>:** Don Gannon-Jones, Chairman; Melinda Walters, Gina Blackburn

Don: We have been doing a monthly e-mailed newsletter. Update your email in PAYHOA if you are not getting it. We will keep it going through the winter.

V. **FACILITIES, MAINTENANCE AVIATION & FIRE COUNCIL COMMITTEE:** Casey Tuttle, Chairman; Gina Blackburn, Lisa Lattimore, Devon Kampshoff

See above Manager's report

VI. **FRIENDS OF SWAINS CREEK:** Lisa Bolduc, Chairman; Christopher Gannon-Jones, Gina Blackburn, Lisa Lattimore

Lisa Bolduc: thank you to the Mumford's and Blackburn's with the gabion wall and we look forward to working on the pavilion kitchen next year.

VII. **OPEN FORUM**: **Lot Owners to Address the Board – limited to 3 minutes per person**

Marlin Hoesley: I have been a lot owner since 1969. I made a mistake painted my cabin a few years ago without getting permission. It will be repainted next week.

Kat Eversole: Concern about camp and the handout of awards as a board member used profanity towards children and parents. She requested that this board member resign.

Christopher Gannon-Jones: Ryan, Huntar and Mordecai helped out with games.

Lisa Bolduc: BIDR update. On Wednesday September 10, 2025 there will be a hearing to amend the development agreement.

VIII. **2025-26 MEETING SCHEDULE:** All meetings are to be held at the SCPLOA Pavilion unless otherwise noted: October 11 at 10:00 a.m.; and January 10, 2026 (Annual Board meeting) Time and Location to be determined**.**

IX. **ELECTION RESULTS:**

Election Results for the 2026-27 Board of Directors:

Kat Eversole-Jaramillo 55
Kenneth Gibson 62
Kim Gandy 48
Write-ins:
Claire Preus 19
Tammie Phillips 19
Lisa Bolduc 20

XII. <u>ADJOURN</u> Donovan Delgado, lot # 176 moved to adjourn. Bill Mosier lot # 127 seconded. Motion carried. The meeting adjourned at 2:03 PM.

Submitted by Melinda Walters, Secretary