Proposed Minutes
SCPLOA BOARD of DIRECTORS MEETING
May 16, 2026 10:00 pm Mountain Standard Time

1. Welcome & Introductions

Chairperson Lisa Bolduc called the meeting to order at 10:01 a.m. MST.
Present in person: Lisa Bolduc, Chairperson; Claire Preus, Board Member; Jeff Bricker, Board Member; Gina Blackburn, Board Member; Kenny Gibson, Board Member; Casey Tuttle, Manager;
Present Via Zoom: Devon Kampshoff, Board Member
Not present: Kat Eversole-Jaramillo, Treasurer;
Quorum established.
An Executive Session was held on May 16, 2026, to discuss Collections, Enforcement, Personnel & Legal Issues.

2. Secretary's Report & Approval of January Meeting Minutes -

Since our Secretary resigned from the board, we will approve the meeting minutes from January 2026 at an upcoming meeting.

3. Treasurer's Report - Kathlyn "Kat" Eversole-Jaramillo read by Lisa Bolduc

SCPLOA Treasurer's Report as of 4/30/2026

Assessment Deposit Account:		$139,139.60	
Operating Account	$	16,484.88	
Operating Contingency	$	80,506.47	
Petty cash	$	200.00	
Reserve Account	$	61,067.88	
Reserve CDs	$	100,065.03	($66,932.12 + $33,132.91)

4. Committee Reports

a. Compliance, Finance and Governance Committee - Lisa Bolduc, Chairman; Devon Kampshoff, Vice-Chairman; Kathlyn (Kat) Eversole-Jaramillo, Treasurer; Claire Preus, Secretary

i. Finance Committee Report:

Accounts Payable are up to date.
Assessment income for the year is $133,277.00.
Additional income from lot joining and reinvestment fees totaled $3,042.00

Status of Collections/Liens:
Past Due Assessments for 2026: $9,245.00
Delinquent Accounts total $42,914.20. This includes accounts with past-due assessments, late fees, interest, fines, and an outstanding owner balance for legal costs.

REMINDER: 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. Per our collection policy, payments are automatically applied to the oldest balance on the account. Delinquent Assessment accounts are subject to a lien after 60 days. Once an account is referred to the attorney for collections, payments must be made through them and not through the PayHoa portal.

Submitted by: Kathlyn “Kat” Eversole-Jaramillo, 2026 SCPLOA Treasurer

b. Architectural Review Committee – Devon Kampshoff, Chairman

i. There were twelve (12) ARC Submissions since 1/1/2026

a. There were seven (7) new structures or modifications of structures, which are new or additional structure(s) - more specifically, cabin, shed, or garage buildings.

(5) Five structures approved or conditionally approved as submitted
(2) Two required more information or changes to comply with building or governing document requirements.

ii. There was one ARC extension for more time to complete and the need for extension of RV during construction of primary cabin structure.
Approved extension with verified progress on construction -stage check(s) meet requirements.

There was one (1) ARC request for Parking Expansion, retaining or rock wall and associated flat work - Approved

There was one (1) ARC under review for Fencing on the property - Approval pending.
There was one Patio cover/Deck extension - Approved

One (1) siding type and color change for new and more fire-retardant materials, Color change with faux wood style material(s). This is currently under consideration, arriving 5/11/2026 – Under Review!
Also, two (2) confirmed ARCs needing further interaction.

One (1) relating to compliance to meet board requirements, specifically to meet items in governing documents to achieve the identified cure and bring into compliance.

One (1) requires more information to allow further consideration. This item was initially denied. Cosmetic and Structural change that impacts property appearance.

c. Events Committee - Gina Blackburn, Chairman

Many SCPLOA events (long-standing & new) are planned for this year, including lunches, potlucks, Stop, Shop & Swap, highway cleanup, Chilifest, and many more. Please watch the website for updated information regarding our events. Our 1st event is our "Meet the Board" lunch Griller after the meeting today. Please plan to stay to enjoy some street tacos and other lunch items. You will also be able to pick up your 2026 fishing sticker. The sticker should be adhered to your permit. Next week, on Memorial Day, Sat, 5/23/26, in conjunction with the Cedar Mountain Craft Fair, your Events committee will be providing lunch items, including burgers, hot dogs, nachos, and all the fixings. Lunch will be served starting at 11 am. Finally, our volunteers are the backbone of all that we do here at Swains Creek Pines. We CANNOT do all our events without you, our community, volunteering your time & talents. On the table with the agendas is a VOLUNTEER sign-up sheet. Please consider signing up to be a volunteer. Your assistance is GREATLY appreciated more than you know! I'm looking forward to this summer and seeing everyone participating in and enjoying our events.

d. Communications & Community Relations Committee - Kathlyn "Kat" Eversole-Jaramillo, read by Lisa Bolduc

The switch to self-management continues to move forward. We are working with PayHOA to switch over website control from the old account to the new account. We will need to move all information to the new account before the old account can be removed. For now, homeowners will still see two accounts when they log into PayHOA.

e. Facilities, Maintenance, Aviation, and Fire Council Committee - Casey Tuttle

Manager's Report May 16, 2026

Ronnie Macaluso is the Assistant Manager again this year, allowing us to have 7-day-a-week coverage. Ronnie works 7 am -3 pm Sunday, Monday, and Tuesday while I work 7 am- 3 pm Wednesday through Saturday.

The facilities are in good shape; everything in the common areas are fully functional, and the propane tank has been topped off.

We have a leak in the water supply line to the barn. I'm planning on addressing it the first part of June. We have a full calendar of events for May and the water may need to be shut down for a few days to fix the issue.

The hot water tank in the barn is leaking around the bottom seam but is still functioning right now. A new 10-gallon electric water heater runs between $250.00 and $350.00

The mini fridge in the barn quit working over the winter. It has been disposed of.

The pond is full and was stocked on May 4th. Due to a light snow pack, we are anticipating drought conditions again this year. With that in mind, we decided to only stock twice this year, with the first being in early May and the second in mid-June. I wanted to thank everyone who kept an eye on the pond levels during the spring to keep any overflows in check.

We have given out approximately forty 2026 Stickers for the resident fishing tags so far this year.

We have beavers in the pond this year. The Karl J. Briggs memorial tree was damaged by beavers; two trunk limbs were taken down, but one was left alone. Aric Martinez and Patrick Mahler wrapped the tree with wire fencing to keep it from receiving further damage. Two other trees have been taken down around the pond. The beavers have created several dams, including one in the small water retention basin on the East side of Airport Drive and the pond. This one could pose a problem with water runoff from the meadow between Harris Springs Road and Primrose Path. I'm not sure who owns or is responsible for this small retention basin, but I'm looking into it.

All the motorized vehicles and equipment have been serviced. This included engine oil, air and oil filters. The Craftsman riding mower and the Honda motor on the water truck pump received a full tune-up.

The new billboard sign is up with interchangeable numbers, letters, and pre-routed signs. This billboard was donated by the Gannon-Jones, Jorgenson and Delgado families.

The runway is in good shape with very little damage having been done from water runoff. It has been rolled twice since we opened up the barn this year. There is a sinkhole on the right side where a culvert extends under the runway. I'll try to get that filled in with the help of volunteers and some heavy equipment. Currently, there is not an issue with aircraft landing or taking off, but I'll keep monitoring the situation.

All the street signs in the subdivision that needed attention have been repaired.

We are working on getting the electric fencing back up for the horse corral.

We will start inspecting the perimeter fencing in the subdivision later this month. I am planning to repair the cattle gate on the south end of the subdivision. It looks like it may have been struck but also showed signs of rot.

During the night of the 13th, we had a very large tree fall across the road near the top of Swains View Trail. The Cedar Mountain Fire Department bucked it up for us. The rounds and limbs were set on both sides of the road but clear of the roadway. They did a great job.

The Cedar Mountain Fire Department used our pond to conduct drafting operations training several times over the last two weeks.

5. <u>Old Business - discussion and possible action</u>

a. ARC Standard Revisions - Devon Kampshoff stated that the revised Standards are in the process of being revised

6. <u>New Business - discussion and possible action:</u>

a. Appointed Larry McKeaney to board; motion by Kenny; second by Jeff All in favor

b. Appoint Devon to Vice-Chairman; motion by Gina; second by Kenny. All in favor

c. Appoint Claire to Secretary; motion by Gina; second by Jeff. All in favor

7. <u>OPEN FORUM - lot owners to address the Board - limited to 3 minutes per person</u>

a. Christopher Gannon Jones lot # 01-176: spoke about taco truck fundraiser, June 20th neighborhood get together, July 25th Christmas in July

b. Shirley Burke lot # 03-652: suggested community input for layout of the grill/kitchen renovation

c. Dan Crowther lot # 01-227: With the money the board has saved, Casey should get a raise.

8. <u>MEETING SCHEDULE - proposed dates and times to be determined for the rest of 2026:</u>

a. Schedule of in-person meeting dates (meeting time at 10 am MST unless otherwise indicated:
   i. June 20, 2026
   ii. July 18, 2026
   iii. August 15, 2026
   iv. September 6, 2026 annual meeting

9. Meeting adjourned -

a. Motion to adjourn by Gina and seconded by Jeff. The meeting adjourned at 11:12 a.m. MST