

**SCPLOA BOARD MEETING
MINUTES
June 16, 2018
Swains Creek Pines Barn**

EXECUTIVE SESSION – 9:00 a.m. (closed meeting)
Collections, Enforcement, Personnel & Legal Issues

OPEN MEETING – 10:03 a.m.

1. **Welcome & Introductions:** Paul Placek

The Meeting was called to order and held at the SCPLOA Barn at 10:03 a.m. MDT by Paul Placek, Chairperson. Paul introduced all Board members present: Charlie Duvall, Vice-Chairperson; Lauren Patt-Kirby, Treasurer; Jane H. Lewis, Secretary; John Colman; David Pugh; and Cheryl Case. Clint Malburg, Property Manager and Amanda Crosby, CAM, SCPLOA Management Company representative. Dan Theisen was excused and gave his proxy to Paul Placek, Ron Anderson was excused and did not give away his proxy to anyone.

2. **Secretary's Report & Approval of Minutes:** Jane Lewis

The proposed minutes from May 19, 2018 SCPLOA Board Meeting were respectfully submitted.

- Cheryl Case motioned to accept the minutes as read. David Pugh seconded the motion. Motion carried.

3. **Treasurer's Report:** Lauren Patt-Kirby

As of May 30, 2018, the total income so far is \$135,307.00 with the majority coming from dues. The profit is \$75,659.29 but we still have expenses to be paid through the rest of the year. There was \$126,796.80 in the General Account, \$5,199.66 in the Playground account, \$1,832.91 in the Pond Restoration account, \$2,134.23 in the Fire Dept. account, \$1,000.00 in the Petty Cash-Debit Card account, \$500.00 in Cash on Hand and \$146,159.01 in the Reserve to Preserve account. We are on track to meet the budget and that includes a deposit to the Reserve to Preserve account of \$4,639.00.

- Motion to accept the minutes was made by Cheryl Case. Motion was seconded by John Colman. Motion carried.

4. **Manager's Report:** Clint Malburg

Clint stated the Pond has dropped 34 inches since May. He said the Pond will be restocked at a later time. He stated the roads are holding up very well and looking better than years past. Clint mentioned we have had minor vandalizing with restrooms by the Barn and suggested we may need to start locking them up at night. There was a discussion regarding the dry conditions and encouraged anyone that smokes to please pick up your butts.

COMMITTEE REPORTS

I. **Finance Committee** – Lauren Patt-Kirby, Chairman; Paul Placek, Vice-Chairman; Cheryl Case & Chris Schlaffman to assist

a. **Budget Report** – Lauren

Lauren stated as of May 30, 2018, about 90% of the income has been collected and have about 40% of expenses.

b. **Reserve to Preserve** – Lauren
NA

c. **Status of Collections/Liens** – Lauren

Lauren said as of June 1, 2018, there are 42 Aging Delinquency Lot Owners with a total of \$41,825.50.

d. **Discussion on Collection and Distribution of Transfer Fees** – Lauren

Lauren reminded Board that CAM, SCPLOA Management Agency, collects the \$150 Transfer Fee to support the process of paper work. As of May 30, 2018, \$1350 has been collected.

II. Legal Committee – Paul Placek, Chairman; Dan Theisen, Vice-Chairman; Cheryl Case, David Pugh, Chuck Costa, Gina Chapman & Janelle Pearce to assist

a. Report on Pending Legal Action – Paul

Paul stated SCPLOA is still in “legal limbo.” Paul said the courts have dismissed two of the claims. The insurance is covering the cost of the legal fees at this time. Paul stated the Board has decided not to allow the ranchers to bring in sheep to graze in the Swains Creek Pines. He said the decision was based on the short term benefits will not out last the long-term damage. There was a discussion regarding past dues and liens. Paul stated that the Board will be moving quickly and actively on the collections.

III. Facilities & Architectural Committee – John Colman, Chairman; Dan Theisen, Vice-Chairman; Ron Anderson, Charles Duvall, Gina Chapman & Clint Malburg to assist

a. Pond & Fence – Clint

Clint said the Pond will be stocked with fish again before the Fourth of July. Clint stated individuals are catching good size fish and some Browns are being caught in the pond. He reminded those that have property that boarder the forest; please notify Clint or Bob, if they need to be fixed.

b. Roads, Parking, Runway & Facilities – Clint

Clint has placed a new windsock on the runway.

c. Dust Abatement Update – Clint

Clint stated the roads are holding up excellent.

d. Security issues, reports, concerns – Clint

One cabin was broken into and vandalized.

e. Signage condition / addition of / removal of – Clint

New road signs will be placed over the next week.

f. Report on Architectural Requests – John

The majority of the Architectural Requests that were denied, this year, were because of the wrong setbacks. A new form is coming that will have more information what is needed to be included in the Architectural Requests. John cleared up a rumor that a sewer system might be coming. He stated the sewer system is for the Duck Creek Village. Keene Sterrett, Lot 114, asked about clarification regarding a shed that is about 200 square feet and does it need a building permit. Gina Chapman, Lot 206, requested to speak with Architectural Committee following the Board Meeting.

IV. Community Relations & Events Committee – Jane Lewis, Chairman; David Pugh, Vice-Chairman; Ron Anderson, Shirley & Rod Burke, Bobbie Cobell, Keene Sterrett, & Kelly Harrington to assist

a. CMFPD Update - Charlie

Cedar Mountain Fire Production District, meet monthly on second Saturday.

b. Neighborhood Watch – Charlie

NA

c. Community Connections – Jane

NA

d. Newsletter, Website & Facebook – David

David reviewed the guidelines for SCPLOA Facebook and clarified the Facebook page is for lot owners and family members only to share community information.

f. Deadline for Board Nominations – Jane

July 7, 2018 and an email will be sent to everyone by June 20.

g. Upcoming Events:

Summer Celebration (June 16); Stop, Shop & Swap (June 30); Spaghetti Fundraiser Dinner (August 11); Camp Golden Eagle (September 1); Annual Lot Owners Meeting & Pot Luck (September 2) - Not Sure

h. Highway Cleanup: October 6 – Jane

V. Swains Creek Fire Council – Charles Duvall, Chairman; Ron Anderson, Vice-Chairman; John Colman, Gina Chapman, Chuck Costa & Teresa Zellhoefer to assist

a. Report on CWPP and Fire Council Activities – Charlie

b. Report on Swains Creek Fire Council – Charlie

SCFC's first goal in becoming a Firewise Community is getting address signs on **every** Lot. These address signs are important for emergency services needs. The numbers need to be a minimum of three

inches. The Board is making them for only \$15. Charlie will have a table at STOP, SHOP, and SWAP on Saturday, June 30 or one may contact any Board member to order yours. Another goal is cleaning owner lots of debris and trimming trees. SCFC has suggestions and recommendations for cleaning and tree trimming. SCPLA is allowed to count ALL hours logged for cleaning lot. The hours will be used to match when applying for Federal monies toward becoming a Firewise Community. Charlie stated for a Lot Owner to get credit for work completed one must take pictures of before and after one's work and log the amount of hours, it took to do the work. Lot cleaning may include removing wood, raking pine needles, trimming trees, and mowing meadow grass. Gina Chapman and Cheryl Case will be Lot Owners contacts for the cleanup. Charlie is planning a Firewise education meeting for all lot owners in September.

VI. Old Business:

a. Website Live View – Paul

There are currently seven cameras working at the Barn. The problem with “live” shots is the bandwidth on the mountain. The solution will be clips of pictures every few minutes.

b. IT Support - Paul

VII. New Business:

a. NA

VIII. Open Forum: Lot Owners to Address the Board (limited to 30 minutes)

Irene Briggs, Lot 210, stated the attorney SCPLA had in 2007, has since passed away and the Utah Bar has his old records and will send them to Iren.

Jance Campbell, Lot 1159, is concerned about the dead trees, along the roadside by the beaver dam and near the Swains Creek entry sign. She was wondering if they could be cut down, especially due to the fire concerns. It was clarified that the property is Dixie Forest and they will need to be contacted.

Dan Crowther, Lot 227, asked how many RVs could be on a lot at one time. David stated that Kane County allows two per half acre. Dan also asked about fire pits and are they allowed. There was a discussion regarding fire pit guidelines and they posted in several places at the Barn, and on the SCPLA website.

Ron, Asked for clarification on set setback for a trailer and/or cabin. It was clarified that a setback is 30 feet from the road.

IX. Meeting Schedule:

June 16, July 14, August 18, September 2 (Annual Lot Owners meeting, Sunday at 1 pm, Pavilion), October 6, & January 12, 2019 (Time & Location TBD)

All meetings held at 10:00 a.m. MDT (Utah time) at the Barn unless otherwise specified.

X. Adjourn: 11:08 a.m. MDT

- Lauren Patt-Kirby made a motion to adjourn. David Pugh seconded the motion. Motion carried.

Respectfully submit, Jane H. Lewis, Board Secretary