

SCPLOA BOARD of DIRECTORS MEETING
October 7, 2023, 10:00 am Mountain Time

Meeting held at Swains Creek Pines Pavilion. Due to technical difficulties, Zoom was not available.

1. Welcome & Introductions:

Chairwoman Gina Chapman called the meeting to order at 10:10 AM.

The Board held an Executive Session on October 7, 2023, at 8:30 AM to discuss collections, enforcement, personnel and legal issues.

Confirmation of Quorum. Present: Gina Chapman, Chairwoman; Janelle Pearce, Treasurer; Cheryl Case, Secretary.
Board Members:, Alan Zellhoefer and Devon Kampshoff
Lucas Jorgensen, Manager; Tim Sutherland of CAM.
Not present: Mike Lucero, Dan Crowther, Crystal Rock and Lisa Lattimore.

New CAM Manager Tim Sutherland introduced and welcomed.

2. Secretary's Report & Approval of August 12, 2023, Minutes:

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

3. Treasurer's Report provided by Janelle as reflected in the September 30, 2023, proposed financial reports.

General checking	\$57,474.61	Playground fund	\$5,219.66
Fire Fund	\$1,002.89	Petty cash, approximately	\$1,200.00
Pond Fund	\$1,839.95	Reserve	\$113,235.61
Operating Fund Money Market	\$ 23,508.58		
A/R still owing	\$30,346.25.		

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

4. Manager's Report: Lucas Jorgensen

The last Highway Clean-Up was 9.23.2023, there were 6 volunteers. Thank you to Ed & Kerry Wells, Terry Engel, Gina & Steve Blackburn and Gina Chapman. The road from the Highway to the main entrance and road from the barn to the dumpsters were also cleaned.

The Chili Fest and Bingo were successful. Thank you to all the volunteers. Volunteers are needed after the meeting to roll up the wind screens at the pavilion.

COMMITTEE REPORTS:

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

- a. Budget Report. Chili Fest and Bingo raised almost \$2,000, which will go toward a welcome sign at the barn and for budget shortfalls, with the remaining going to savings.
- b. Reserve to Preserve. There were no Reserve expenses in September.
- c. Status of Collections/Liens. \$30,346.25 is owed. This is \$5,515 for past dues assessments; \$20,720 for fines; \$3,610 for late fees; an outstanding owner balance of \$501.25. Late fees were applied 10.1.23.

The proposed budget for 2024 is being prepared. Annual Dues will probably be increased \$5.00. There are about 690 lots.

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

- a. General Update on Legal Issues. The Appeal Court ruled in favor of the Association on 2 of the 3 issues appealed. Briefs are to be filed with the District Court. Hearing date has been set for 11.30.23 and the District Court Judge will decide how to proceed.
- b. Report on Bylaw Updates. Pending.
- c. Update on BIDR, LLC, “The Reserve at Swains Creek” Project. The Appeal filed by the Bolducs is still pending.

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.

The bathrooms will be winterized next week.

Two new tables were vandalized.

Hot spots in the perimeter fence have been repaired and cattle continued to get into the development. There are 11 miles of perimeter fence. Next year hot spots will be repaired again. Lot owners bordering the fence will be asked to fix or ask for help fixing the fence if needed. The Association will provide materials, volunteers are needed to help fix the fence.

The entrance sign repairs will hopefully be done in the Spring. Western Kane County Special Services District will pay the costs as their truck caused the damages.

- b. Report on Architectural Requests & Procedures – Dan & Lisa.
Three ARC Requests were submitted last month.

IV. Community Relations & Events Committee – Lisa Lattimore, Chairman; Steve & Gina Blackburn to assist

- a. Update on Upcoming & Past Events – Lisa. Report provided by Lucas.
About 150 attended the Chili Fest, there were about 15 – 20 volunteers.
Feedback was positive.
About 40 attended Bingo. Lucas would like feedback from those who attended.

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.
There is a controlled burn near Highway 89 past Hatch, for another 3 – 4 days. EMS calls are increasing, 2 days ago there was a crash with 17-18 victims on Highway 89.
Station 3 will have a retaining wall built.

VI. OLD BUSINESS – DISCUSSION & POSSIBLE ACTION:

- a. Proposal to Repair Damaged Grass Area Behind Pavilion. Tabled until next year.
- b. Proposal Regarding Swains Creek Pines Signage.. Devon moved to approve the purchase of a welcome sign at the barn at a cost of \$334. Janelle seconded. Motion carried. Fundraiser income to pay for the sign at the Barn.
- c. Discussion on Fishing Limit Survey. Current limit is 5 fish per day, per Lot.
Survey results: Reduce fish limit to 3 = 90 votes
 Reduce fish limit to 4 = 70 votes.
 No change to fish limit = 23 votes.

The Board would like more feedback from the community.
The Guidelines may be changed to include fishing would be limited to 1 fishing pole per person.

VII. NEW BUSINESS – DISCUSSION & POSSIBLE ACTION:

- a. Acceptance of Michael Lucero Resignation and Appointment to fill 2024-2025 Board Vacancy.
Janelle moved to accept Michael’s Resignation, to appoint Lisa Lattimore to be Vice Chairperson for the remainder of 2023, and to appoint Melinda Walters to fill the 2024-2025 vacancy for Michael. Seconded by Cheryl. Motion carried.

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

Comments were made related to cattle.
Taylor Button offered to donate used T Posts, and said he could get new barbed wire the Association could purchase at cost.
Cattle gates are to be kept closed.

IX. 2023 MEETING SCHEDULE: 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. Janelle Seconded. Motion carried. Meeting adjourned at 11:52 AM.

Respectfully submitted,
Cheryl Case, Secretary