

SWEETWATER GOLF COURSE HOMEOWNERS ASSOCIATION
BOARD MEETING
OCTOBER 8, 2016

The Board of Directors of the Sweetwater Golf Course Homeowners Association met in regular session on the 8th day of October, 2016 at the President's Edwards residence – 2640 Nine Iron Circle, Garden City, Utah.

Attendance:

Alan Edwards, Don Jardine, Kent Parker, Jim Roberts, Jon Ord, John Sullivan, Tom Bardsley, Mark Anderson and Pat Parker, Secretary. Excused was: Bob Peterson

Call to Order:

President Edwards called to meeting to order at 3:04 p.m. Edwards gave a special "Thank You" to the Board for their service.

A motion was made by Parker to approve the minutes of June 11, 2016 as submitted. The motion was seconded by Bardsley. Passed unanimously.

A motion was made by Ord to approve the minutes of June 11, 2016 Second Meeting as submitted. The motion was seconded by Parker. Passed unanimously.

Edwards addressed the Annual Meeting Minutes of June 11, 2016 and asked the Board if they had any changes or comments. None being given, Edwards requested that Ord post the minutes so the membership will have an opportunity to review them prior to the 2017 Annual Meeting.

Board member Mark Anderson arrived later and presented changes to the minutes to Secretary, Pat Parker with the following motion:

Anderson amended the prior motions to approve the two Board Meeting minutes with corrections suggested and approved by myself and approved by the Secretary. The motion was seconded by Parker. Passed unanimous.

Financial Report:

Edwards gave the report in the absence of Bob Peterson. The Balance Sheet shows the payables at \$109,899.00 which includes two water payments. As Edwards looks at the numbers, he feels things are going on very well. (Please see "Exhibit A" attached hereto and made a part hereof). Edwards continued – the Accounts Receivable are about \$46,000.00 and that continues to come down. On the Profit and Loss (Please see "Exhibit B" attached hereto and made a part hereof), it shows we are about \$18,000.00 in profit for the year. There will be some taxes - \$500.00/\$600.00 property taxes on a few

things, approximately \$1,200.00 in insurance in December and whatever may be snowplowing in November/December. The bottom line looks like we are still, even with those things outstanding, at a breakeven or make a little money this year.

Edwards does not see any reason to adjust our fees/assessments from where they are now because of our cash reserve. We will address this again in the spring when we set the budget. The Board felt good about where we are on rates at this time.

Edwards continued....on the receivables, Peterson continues to work on collecting these funds. Out of the \$44,148.56 due, \$35,000.00 is water assessment. If we are able to work something out with the Water Company, our collections would then be \$9,000.00 +/-.

Water Company Report:

The paperwork had been submitted to the Rich County Commission. They are in the process of setting the public hearing. Anderson will talk to the County Clerk to see if there are any questions, concerns, etc. Edwards stated that Chris Coray had wondered if it had to be placed in a newspaper – if so, which newspaper we would use. Anderson stated that it should be in a local newspaper with a certain circulation number, and if no newspaper is available, then an alternate plan is allowed.

Anderson stated he will ask the County Clerk the process, if the County Commission declines the service, then what is the process. Do we need to re-submit? Edwards stated that the idea was if you have a certain percentage of registered voters, voting in the last governor election, then you would not have to even have an election. Anderson stated that we do not know the exact number who voted in that election, but there is no question in Anderson's mind that Coray got more registered voters signatures than in fact voted. After the Commissioners act and Anderson visits with the County Clerk, then some papers have to be submitted to the Lt. Governor's office. One of the items which needs to be submitted is a certified plat of the proposed district.

Once the District is formed, then the Water Company will determine when they wish to transfer the assets to the district.

Edwards stated he would like to transfer our receivables as an asset to the Water Company with some kind of an agreement from them to pay us back over 5 years or anything they can collect and take on the obligation to collect. Then, the Water Company can transfer this as part of the assets they transfer to the District.

Road Report/Issues:

Jardine reported that we have not spent as much money – about \$1,500.00 less – which is great. Jardine feels the roads are holding very well. Ord asked about a placement of a culvert. Edwards cautioned that whenever a culvert is put in, the ditch has to be below it and much lower.

Edwards asked Parker to put object markers in certain locations.

Jardine felt a good job was done with the mag water and is holding up much better and is really helping

to control the dust.

Edwards and the Board thanked Jardine for a job well done!

Building Report/Issues:

Roberts gave a picture of a proposed home to the Board. (Please “Exhibit C” attached hereto and made a part hereof). Roberts explained the problems with this proposal. This is being requested by Nate Perry. Roberts has told him that he cannot build this home. Our architect also did not feel comfortable with this design. The Board supported Roberts, Parker and the architect on their stand at this time. The County will not give a permit without Roberts’s permission.

Edwards addressed the building permit form we use. Could we just say in the construction form that we (HOA) have a right to have drainage on the sides of our roads and if they put anything that, in our judgment, interferes with the drainage we have the right to take it out – and leave it at that? Anderson was asked to author the language to be added to the construction form. This is not for new construction only, but also includes anyone who puts in a new culvert.

A motion was made by Anderson to authorize the Architect Committee to update and revise the form that requires anyone building to sign including any drainage issues. The motion was seconded by Jardine. Passed unanimously.

Website Report/Issues:

Edwards stated the website is looking good. Ord asked if there was someone that could give him a copy of a map of our HOA. Edwards gave contact information for Bob Stevens. Ord stated that he was going to do some clean up. Edwards felt the Board Minutes and Annual Meetings should be on the website. The Board felt that a year for this information would be sufficient.

Hillside Litigation/Rentals:

Edwards reported that there have been discussions and looking at our By-laws and Rules we are going to leave things as they are. We are going to continue to watch with interest on other activities by the Hillside.

Board Assignments:

Edwards stated that Bob Peterson will continue with the snow removal assignment. The Board members felt good about the snow removal.

Edwards addressed signs. Parker asked the Board to tell him how they feel about some of the signage. Parker addressed signing on private property and what is/is not enforceable. Anderson felt that signage is a practical matter that gives you something to point to when reasonable people pay attention. However, there is a segment of society that rebels. The Board felt signs should be at the entrance (speed) and use yield signs on other places. Edwards asked Parker and Sullivan to check the street name signs. Some of them are not there at all. Also on the speed bump, there should be reflective tape on

them or a sign to warn of the bump. Also, we could use “Dead End” signs where appropriate.

Jardine stated that 51% of the traffic in our HOA is on Country Club Drive. The Board felt this road should be signed with speed, etc.

Parker and Sullivan will check the street signs and replace the ones missing. Sullivan felt that we should maintain what we have now.

Sullivan stated he had received a list of items which will not be picked up by Rich County at the dumpster – construction waste, furniture, hazardous waste, etc. New signage will be put in the dumpster area reflecting what Rich County will not pick up. The signs Roberts has do not apply to our needs.

Other Issues for Next Six Months:

Edwards asked about the weeds around the dumpster area as well as the lot we own across from the dumpster area. Jardine will get these next spring when we spray.

Edwards felt we had a very good year. The Board was thanked for their service and time.

Adjourn:

No further business was brought before the Board and a motion to adjourn this meeting at 4:45 pm was made by Bardsley and seconded by Roberts. Passed unanimously

Next Meeting:

The next meeting of the Board of Directors will be on April 22, 2017 unless otherwise notified by the President.

