

SWEETWATER GOLF COURSE HOMEOWNERS ASSOCIATION  
BOARD MEETING  
June 11, 2016  
AMENDED

The Board of Directors of the Sweetwater Golf Course Homeowners Association met in regular session on the 11<sup>th</sup> day of June 2016 in the Ideal Beach Reunion Center, 2176 Bear Lake Blvd., Garden City, Utah.

**Attendance:**

Alan Edwards, Don Jardine, Kent Parker, Jim Roberts, Jon Ord, Gene Merrick, Bob Peterson, Mark Anderson, John Sullivan and Pat Parker, Secretary. Others in attendance were: Tiffany Wahlberg.

**Call to Order:**

President Edwards called the meeting to order at 9:15 am.

A motion was made by Anderson to approve the Minutes of April 23, 2016 as corrected. The motion was seconded by Jardine. Passed unanimously.

**Financial Report:**

Board member Bob Peterson had not arrived at the meeting, and Wahlberg was asked to give the financial report in his absence. The receivables are down \$3,000.00 from last year. We are doing better on collections. Our cash is up from last year at this same time by \$60,000.00. Edwards asked what this was attributed to. Wahlberg responded that we did not have lot of road maintenance last year. Edwards asked what our cash is. Wahlberg responded that, right now, we are sitting at \$405,000.00. However, we have not made the water payment. Edwards asked – after the water payment where will we end up at the end of the year? Wahlberg responded “about \$170,000.00”.

Edwards stated that today, in the Annual Meeting, we will inform the membership that there will be no increase in fees, and we feel comfortable with that. We are still lower than any of the other homeowners associations in the Valley.

Wahlberg stated that people calling her are still concerned about the rental issue. Most are saying either enforce it or get rid of it. And, if you enforce it, enforce it equally across everyone. Edwards felt that we need to explain better and perhaps could put an explanation in a newsletter. We will mention it in the Annual Meeting. Another caller stated that they did not get notice of the meeting and wondered if it was on purpose. Wahlberg assured him that it was not on purpose and confirmed the address the notice was mailed to, which was correct. Another concern was about the water fees.

Edwards stated that we are just holding on rentals pending the resolution of the Hillside lawsuit.

## **Roads:**

Jardine reported that we had a pretty good year this past year. We did a few things different with the idea of making the roads better. Last fall, Jardine had some young men come up and clean out the culverts. This made a difference as far as the run off was concerned. Concerning this fall, Jardine talked to Don Taylor, who does our road work, to see if he can help us out. We have put together a contract that we are using now with people that do our roads. Peterson used it with the snow plowing. Jardine felt it has been a real plus. Rather than running with the status quo, Jardine interviewed two other contractors so we would have three to choose from rather than just one. We went with Bear Lake Construction. The feed-back is that they are doing a really good job on the roads. The Board members agreed.

There were two unexpected expenses that we did have. (1): we had to move a road. It is where Bluebell and Bluegrass intersect. When the road was put in, it was put right over a lot. (2): take out the old culvert, put in a new culvert, and put in ditching as well as the surveying. This was between the Morgan and Walker places.

Country Club Way is the main artery for over 50% of the cabins up here. We talked to the contractors about it and we ended up putting gravel on that particular road. Hopefully, this will help the road hold up much better in the future.

Jardine felt that the worst offenders on our roads are the contractors and renters. Jardine felt that speed controls are helping.

Mag water is scheduled on the 27<sup>th</sup> of June, 2016. Edwards will work with Doug Taylor as he puts the water on the road. He will be doing this on June 26<sup>th</sup>. Edwards will ride with Doug.

The weed spraying has been done. We did probably as much or more than in the past. We have an excellent relationship with County to do this work.

## **Culvert Rule:**

Jardine handed out proposed verbiage on culverts. (Please see "Exhibit A" attached hereto and made a part hereof.) Jardine stated that this should be made a part of the By-laws or, at the very least, part of the building permit. Anderson asked if this would affect everyone, or just apply from the point of adoption forward? Edwards responded that it would be from adoption forward.

*A motion was made by Anderson to accept this proposed By-law change in principal and that a committee of three prepare language to be submitted to the Board as a whole as a by-law change since this hasn't been noticed on the agenda, with the language to be approved either at our next Board meeting or thru an e-mail or electronic meeting.*

*Edwards added to that motion "as an appropriate rule to go along with it". Anderson concurred with Edward's amendment and the motion was seconded by Sullivan. Passed unanimously.*

### **Building Permits:**

Roberts reported that permit requests have been submitted for seven homes and two garages. This is quite an increase. Most people have been pleasant. Roberts stated that we now have an engineer on the Committee. His name is Colton Roberts. He will do the reviews for at no cost. However, the Board felt that he should be paid the same as our architect. Without an engineer on the Committee, we not in full compliance with our By-laws. Edwards felt that the culvert language should be incorporated into the building permit.

*A motion was mad by Anderson approving a \$1,000.00 refundable builders deposit on a house and \$1,000.00 on a garage or any other out building requiring power and/or water and/or sewer, and that the deposit be refundable once they meet all the requirements and everything is restored properly, and that we utilize language similar to the language that is being utilized by other HOAs in the valley.*

*The motion was seconded by Sullivan. Passed unanimously.*

### **Water Report:**

Anderson reported that there had not been a water company board meeting since our last HOA board meeting. Edwards asked if there was any news on what Chris Coray is doing to obtain signatures for the Water Improvement District. Anderson responded that he had not talked with Coray recently, but believed that he was collecting signatures.

Bardsley stated that everywhere the Water Company has put in new pipes, the roads have sunk. There are about 5 or 6 places that need to be addressed that Bardsley has seen. He would like to see these fixed.

### **Website Report:**

Ord reported that the website is down due to a virus. He will be working on it and it will be up and working once again very soon.

### **Open Business and Assignments for Summer:**

Edwards stated that we want to work on road signs. Edwards and Parker will work on this.

### **Review Presentation and Assignments for the Annual Meetings:**

Peterson updated the Board on the Fire District. The report is almost completed. Peterson is our representative. When the report is complete, the Board should review it and approve. It is a 15 year plan, being reviewed every 5 years. It should be finished by the end of 2017. Peterson will present it at another Board Meeting.

### **Review Sign-in Procedures for Annual Meeting:**

Edwards stated that the order for the Annual Meeting agenda is basically laid out in the By-laws. The election for Board Members – there are three people who applied for three spots. Jon Ord, Jim Roberts

John Sullivan and Alan Edwards. With that, Edwards has asked Tom Bardsley to fill the one year assignment on the Board. Gene Merrick is not seeking another term now that his present term is expiring after 29 years of service on the Board. Edwards expressed appreciation for Gene's service. Edwards asked if we want to appoint Bardsley now and then have the members at the Annual Meeting give their approval of this action. Anderson felt that we should get the membership to approve it. Sullivan is resigning from his 1 year term on the Board and running for a three year term.

*A motion was made by Anderson approving the resignation of Sullivan from a 1 year term and running for a 3 year term. The motion was seconded by Roberts. Passed unanimously.*

Board Members Jon Ord and John Sullivan will sign members in.

**Adjorn:**

No further business was brought before the Board and a motion to adjourn was made by Parker and seconded by Roberts at 11:00 am. Passed unanimously.

**Next Meeting:**

The next meeting of the Board of Directors will convene immediately following the Annual Meeting.

