

Sweetwater Park Annual Homeowners Association Meeting Minutes
13 August 2010
Conference Center
Garden City Office Complex

Note

The meeting was conducted using a PowerPoint presentation as a guide for the discussions and to keep the meeting on track and on schedule. A copy of that presentation is available for review, along with these minutes, on the Association website at www.swphoa.com under the link [*Annual Meeting Report*](#).

Welcome

The meeting was called to order shortly after 10:00 AM by the Sweetwater Park Homeowners Association President, Bob Stevens. Bob welcomed everyone to the meeting on behalf of the Board of Directors and thanked everyone for their attendance and their participation. He then checked to make certain that everyone had signed in as is required by the Association By-Laws, took care of the few housekeeping items (location of restrooms, water fountain, etc.), and explained to everyone that there were sign-up sheets for those who were interested in having a representative from the Utah Forestry, Fire & State Lands department contact them about doing a fire risk assessment.

Board of Directors

Bob introduced the individuals who had been serving on the Board since the annual meeting in 2010. Included were President Robert Stevens, Vice President Frank Corgiat, Secretary Suzanne Callister, and Board Members George Burbidge II, Dave Chiavaras, Steve Hamblin, Ralph Haycock, and Wes Johnston. The entire Board was in attendance at this meeting.

Annual Meeting Notice

Bob reported that the By-Laws required verification that meeting notices were sent to all members in advance, notifying them of the time and place of the meeting. Bob showed a copy of the official meeting notice that had been mailed on July 13th, one month ahead of the date of the meeting. The notice specified the date, time, and place of the meeting.

The notice also included a list of items which would be voted on as part of the meeting and stated that a copy of the minutes of the 2010 annual meeting, along with the PowerPoint presentation used in that meeting, had been available on the www.swphoa.com website since the end of September, 2010.

Bob reported that, to save costs, the minutes for the 2010 Annual Meeting had not been mailed to individual property owners but had been available for almost a year on the web site for review. Bob then asked for a motion to approve the 2010 Annual Meeting minutes. The motion was made and seconded from the floor. Those present voted unanimously, by show of hands, to accept the 2010 Annual Meeting minutes as written.

HOA Web Site

Bob reminded attendees of the Association web site at www.swphoa.com and briefly discussed its contents. A link called "Newsletter" has been removed because the other links on the web site provided the information that would otherwise have been included in a newsletter. The link called "Water Company Projects" now takes the viewer to the Bear Lake Water Company web site at www.blwaterco.com where you can find information regarding Water Company projects. A question from the audience asked whether or not we could add the Board Meeting minutes to the web site so that members of the HOA could review them in the event they were unable to attend the Board meeting themselves. Bob replied that it could probably be done, and the Board will discuss that matter and add them if possible.

2011 Report ~ Roads

Almost all roads within the Association were graded and sprayed with Magnesium Chloride water (Mag' water) to hold down dust. Bob explained that we grade, add road base if necessary, roll, and spray Mag' water on all through roads and all dead end roads where there is a cabin located, unless we can see that there is little traffic and grass/weeds have grown in the dead end road to hold the dust down. TBP Construction, who has done our roads for at least the past two or three years, came to us with a proposal to give us a multiple year bid which, if we were willing, they would agree to do the job each year for the same rate that they had charged us in 2010.

Because they had always been the low bidder the Board agreed to accept their offer for the years 2011 and 2012 provided that we were satisfied with the job each year.

We had a few difficulties this year compared to previous years. One example is that in previous years it has been rainy during the period of time that we were doing road maintenance and that aided us as we cut out pot holes, as we rolled the roads after grading and adding road base, and as we sprayed Mag' water. This year it was hot and dry and the road was very hard. Although we sprayed 75,000 gallons of water on the road during grading and prior to application of Mag' water, the result was not as good as if it had been rainy.

The roads were in pretty bad shape this spring compared to last spring because of the large amount of snow and the resulting erosion caused by snow melt. The gutters down Aspen Loop and down the north end of Sweetwater Parkway were eroded quite badly. This year, unlike previous years, we added three inch river rock in the gutters in an attempt to reduce the erosion next year. We also graded, added road base, and applied Mag' water to the dugway that connects the north end of Sweetwater Parkway to Hodges Canyon Road. Both of those items added cost that we hadn't had in previous years. The dugway actually belongs to Garden City, but they have not been maintaining it or the west end of Hodges Canyon road. The city had asked if we would help in the cost of repairing Hodges Canyon road this year. We declined but said that we would take care of the dugway, as our contribution, since we are the heaviest users of that road. With regard to dust control, we sprayed the same amount of Mag' Water this year as we did last year, seven tanker loads.

The total cost for repairing the roads was \$40,614 this year compared to \$24,485 in 2010. The cost of Mag' Water was \$19,696 this year compared to \$19,863 in 2010.

2011 Report ~ Noxious Weeds

The type of noxious weeds that we have been fighting in our area generally include Dyers Woad, Black Henbane, Thistle, and some Morning Glory. This year we hired Needles and Leaves Nursery to do our spraying of 2,4-D Amine 4 and we had them spray twice at a cost of \$900 each application. The weeds have gotten away from us the last couple of years, and it will probably take us a couple more years to get them back under control. We always fight the problem that the best time to spray is in the spring when the weeds are just starting and are not yet mature enough to have developed seeds, but that is also the time when we usually have rain.

Someone raised a question from the floor as to whether or not we could have pictures and/or samples of those weeds at our next year's Annual Meeting. Bob replied that we would try to add pictures to our web site and we would also bring materials to next year's annual meeting. It was also mentioned that Cache County and Box Elder County pay for sacks of Dyers Woad as a way of getting rid of them, but the plants you take in must have a portion of the root still attached. Another input from the floor was that the web site of Utah State University also has pictures of noxious weeds that grow in our area.

Property owners were reminded that the Association only sprays the road right-of-way. Weed control on private property is the responsibility of individual property owners.

NOTE: Since this meeting, a link to the Utah State University Noxious Weed Field Guide, Utah has been added as a sub-link on the Association web site under the primary link Weeds & Alerts.

2011 Report ~ Dues Collection

As of 31 July 2011 dues and assessments have been paid on 578 of the 615 pieces of property in the Association (94.0 %). Of the thirty-seven properties delinquent there are 33 lot-only properties and 4 lots with cabins. Total amount still owed for 2010 is \$9,705 including annual dues and Water Company assessments. Among those delinquent there are six liens against three property owners filed with Rich County and still open. There are a few property owners who are delinquent for as many as three years and so additional liens will be filed with Rich County during the next few months.

Having our attorney send out demand letters last year cleared up several delinquent accounts and more will be sent out this year. Attorney fees are added to the amount owed by the delinquent property owners and if paid, is generally not an expense born by the Homeowners' Association

Late-Fee Policy

Bob reminded property owners, again this year, of the Association late-fee policy which had been mailed to all property owners and is also available for review on the Association web site. The policy is that invoices are sent out during the 1st week in February each year with full payment due by March 15th. A \$14 late fee plus 1.5% interest (18% APR) against the unpaid balance is added at the end of each month beginning with March 31st. A \$100 lien fee is added to the delinquent accounts on Dec 15th and a lien filed with Rich County. Bob explained that the late fee represents the kinds of costs that the HOA has to bear as result of dues being delinquent, for example tracking by our CPA and the mailing out of invoices, certified letters, long distance calls, etc.

2011 Report ~ Expenditures

Charts for total Annual Expenditures and Road Maintenance Expense were shown for the years 2004 through 2011. Those charts can be reviewed by going to the Association web site and clicking on the links [*Annual Meeting Report*](#), [*PowerPoint Presentation*](#) and scanning down to charts 19 through 23. Also included in that section are charts showing the breakdown of costs for road work and Mag' Water application.

Bob pointed out that the decrease in road maintenance cost experienced in 2010 was reversed because of the extra work needed to correct damage caused by snow melt during the spring. He also reported that most of the road sign upgrade work has been completed and those costs will be down significantly this year since there are only a few caution signs to be installed. It will decrease even more next year since all we will need to include in the budget is a small amount for road sign maintenance.

Considering the fact that we paid to maintain the city owned dugway, the question was raised as to whether or not we are getting a fair share of benefit from the taxes we are paying. Those whose cabins are considered second homes pay even more than those who live here year around since the taxes on a second home are based on the full value of the home rather than just a portion, as is the case for a primary home. Property taxes, however, go to the County and the state and not Garden City since our property is in the County rather than the City. After some discussion it was decided that the taxes we pay to the city are indirect taxes, since they come from sales tax charged on purchased items, and so it is difficult to identify specifically taxes paid versus benefits gained.

Current Financial Status

Bob reported that our current assets as of 31 Jul 2011 stand at \$99,750, including cash on hand, unpaid dues and late fees, and the value of two lots owned by the Association. It should be noted that the value of the above lots is carried on our books as the same amount we paid for them originally. Our liabilities are approximately \$13,054 including pre-paid dues, Bear Lake Water Company Assessments still to be paid, and \$5,175 in expected budget expenditures to the end of the year. Based on the above we expect to move into 2011 with a little over \$60,000 cash on hand. Bob said that the Board is striving to have at least one year's budget (\$80,000) in an unplanned events account for emergencies.

Considerable discussion centered around delinquent property owners and the process we are using or could use to collect those funds. Additional liens will be recorded at the end of the year for those property owners that haven't paid what they owe before then. Once that is done then we have to decide whether or not to go through the legal process to foreclose on those liens or to use some other method(s) in an attempt to get delinquent owners to honor their responsibilities.

Voting Procedure

Bob explained the voting procedure to be used for the remainder of this meeting and the issues requiring votes. Three primary items are up for a vote. Those include the budget for 2012, the dues for 2012, and the filling of three Board positions where terms expire as of this annual meeting.

The By-Laws stipulate that each property owner, in attendance at the meeting, receives one ballot at sign-in for each piece of property the individual owns within the Sweetwater Park HOA. Two additional ballots are received for each of those pieces of property that have a cabin. Any owner who is delinquent in the payment of dues is not eligible to vote since the By-Laws state that property owner rights are suspended during the time of delinquency.

Finally, Bob explained that, in accordance with the Bylaws, those in attendance at each year's annual meeting constitute a quorum for the purpose of deciding issues voted on at the meeting.

Board Member Replacement Vote

Bob explained that the terms of Dave Chiavaras, Frank Corgiat and Bob Stevens expired as of today, and all three have agreed to place their name into nomination for another term. Bob then asked if there were any additional nominations from the floor.

The name of Bill Kimball was placed into nomination by John Lannefeld. Both Bill and John are property owners in the area and both are current on their dues. A question from the audience asked Bill what his opinion was regarding snow plowing. Bill responded that he owned several lots and if he was charged for each lot the cost to him would be unreasonable. He felt that the development was intended to be a seasonal development and that anyone who wanted access to their property should come by snowmobile. He also indicated that he felt that snowplowing was detrimental to the roads and added to the cost of maintenance. Another question from the floor was a request to hear the stand of the other three candidates regarding snow plowing since that information would be required to make a decision regarding who to support.

Frank Corgiat responded that he really wears two hats when it comes to snowplowing. The first hat he wears has to do with being a member of the Board and cabin owner who wants to get to his cabin in the winter but who no longer wants to snowmobile in. The second hat comes from being the President of the Bear Lake Water Company who has to say no to some roads being plowed because of shallow water lines and the possibility of frozen water mains. His position is that the roads that can be plowed and have people with cabins that want the road plowed, should be plowed. But we should continue using the Coop' method as we have in the past.

Dave Chiavaras explained that he doesn't have a strong feeling one way or the other as to how the snow plowing should be handled so long as it is handled in a way that it is fair to all. This past year there were ten or fifteen cabin owners who didn't participate in the cost but still used the roads. Somehow we have to come up with a system where those who use the roads participate in the cost of plowing. Dave also indicated that when the day comes that the waterlines have been fixed and there are no roads restricted from plowing then the HOA will have an obligation to plow all the roads and everyone will be expected to participate.

Bob Stevens said that he lives here year around and so is in favor of snow plowing where allowed and where needed so that those who want to access their cabins by vehicle can do so. Bob said he is comfortable with the current voluntary approach to the Coop' provided that we make a few small adjustments to encourage everyone who uses the plowed roads to participate in the cost of plowing. Bob then summarized that all nominees except Bill Kimball use the plowed roads and are paying members of the Coop'.

A question from the floor asked Bill Kimball to explain a little about himself to help everyone understand his position relative to the Board in areas besides the snow plowing. Bill said that he is concerned about the cost of impact fees and road maintenance since he owns several lots in the HOA. Those fees will be a significant cost to him when he develops those lots. Bob explained that the \$1,050 that is charged when there is a new cabin being constructed isn't an impact fee. It is the cost to repair the roads after the construction is complete. No matter how hard the builders try, there is always damage to the roads which must be repaired, especially during the spring and fall when the building lot is wet and mud is tracked out onto the roads and mixed with the road base by the traffic of construction equipment. Bill then said that he is fifty-three years old and lives in Mountain Green, UT. He comes to his cabin here in Sweetwater year around, but not as much in the winter. He has been in the construction business for over thirty-five years and is currently doing commercial construction. He said that he has an interest in this community and what occurs on the hill and would like to represent other property owners on the hill, get to know the other Board members better, and possibly bring a different view to the Board. His preference is that this remain a recreation area. A question to Bill from the floor asked if he proposed that snow plowing be outlawed. Bill responded that he didn't mind snowplowing to provide access for others, he just didn't want to see snowplowing mandated for everyone.

There was a motion and a second from the floor that the nominations be closed and that we proceed to the vote. Voting in the affirmative was unanimous except for one vote to continue the discussion regarding paved roads. With that the nominations were closed and the Bob told everyone to cast their votes for three of the four individuals who had been placed into nomination, Dave Chiavaras, Frank Corgiat, Bill Kimball, and Bob

Stevens. Voters were reminded that they were required to include all three names of the individuals for whom they were voting and write them on all of the ballot cards they had been given at sign in.

Proposed 2012 Budget

The proposed Sweetwater Homeowners Association budget for the year 2012 is the same as 2011, namely \$80,000. That compares to a potential income of \$81,552 if all owners pay their dues and assessments in full and on time. The makeup of the proposed budget includes the following parts:

Accounting Services	\$5,000
Office/Administration	\$600
Insurance Expense	\$4,500
Repair & Maintenance	\$58,000
Speed Limit & Warning Signs	\$5,000
Property Taxes	\$800
Unplanned Events/Reserve	\$8,100
Miscellaneous	\$2,500

The "Miscellaneous" part of the budget includes the following:

Board Meetings	\$150
Annual Homeowners Meeting	\$600
Bank Charges	\$100
Collection Costs	\$200
Phone & Office Utility	\$0
Postage	\$160
Legal Services	\$1,130
Printing & Web Site	\$60
Wages	\$0
Other	\$0
Federal Income Tax	\$0
State Income Tax	\$100

A chart showing the breakdown of the budget for the years 2010, 2011, and 2012 can be viewed by going to the Association web site and clicking on the links [Annual Meeting Report](#), [PowerPoint Presentation](#) and scanning down to chart 35. A detailed breakdown of the propose 2012 Budget is shown on chart 36 and 37.

Bob went through the budget slides and explained each line. There was a question from the floor as to why we have speed limit, stop, and caution signs if we don't have any way to enforce them since it is all private property. Bob explained that it was partly for liability. If someone coming down a side street ran into someone driving on Sweetwater Parkway, for example, and the injured party tried to sue the Homeowners' Association we would likely be found liable if we didn't have such things as stop signs and speed limit signs.

Proposed 2012 Dues

The proposed dues for 2012 are the same as that for 2011. Lot-only dues are \$96 and Lot-with-Cabin dues are \$240 annually. The Bear Lake Water Company assessments for 2012 will not be decided until September or early October when they have their next Board Meeting. It should be remembered that the Water Company assessments are not being formally presented or voted on at this HOA meeting. For reference the annual HOA dues and Water Company assessments in 2011 were:

	<u>Lot Only</u>	<u>Lot with Cabin</u>
HOA Dues (2011)	\$96	\$240
BLWC Operating Assessment	DNA	\$151
BLWC Standby Assessment	\$61	DNA
BLWC Special Projects Assessment	<u>\$80</u>	<u>\$80</u>
Total of HOA dues & BLWC Assessments	\$237	\$471

Bob explained that the reason for Water Company assessment against lots without cabins is that the Water Company can't wait until the cabin is built to install the water line and have it working. The water line was put in when the area was developed and must be maintained so that it is available and functioning when a lot owner decides to build.

From the floor a question was raised as to why the Water Company charges a hookup fee of \$3,000 when a new cabin is built. Bob explained that the \$3,000 hookup fee pays for the installation of the meter, the meter barrel, the setter, the cost of digging, and the cost of making the connection. It often involves hiring a tracked hydraulic hammer to break up rock during the dig. The charge of \$3,000 is based on an estimated average cost for the whole hill. An individual installation is sometimes less or more than the \$3,000. Frank Corgiat reminded everyone that the \$3,000 connection fee was a Water Company fee, not a Homeowners' Association fee. He also reminded everyone that sometimes the water main is located on the other side of a turn around and the Water Company has to run a long section of pipe, as part of the connection, just to get to the property line.

From the floor another question was raised as to what the \$80/year special assessment from the Water Company represented. Bob explained that the Bear Lake Water Company system was put in by the original developers of the Sweetwater area in the late 1970's.. That company went bankrupt and the three Homeowners' Associations served by the Water Company purchased the water company out of bankruptcy to make certain that we would have a functioning water company for owners in this area. The original records were not very detailed and the system is aging so that it needs regular upgrades and/or replacements. The \$80/year for each property brings in a little less than \$160,000/year. An example of how the funds are used is the replacement of a section of main line, which costs about \$350,000. Because construction costs are so high the Water Company not only has to watch its Capital Improvement expenditures closely, it is also required to save funds for multiple years whenever any large scale capital improvement project is needed.

Votes Taken

Following the explanation and discussion regarding the proposed operating budget and dues for 2012, attendees were given time to mark their ballots for those two issues.

The ballots were then given to the members of the Board who were responsible for counting. Results were reported later in the meeting as indicated below.

Attendance Statistics

Bob Stevens read the attendance statistics for the meeting based on the count made from the sign-in books. Owners of 44 cabins signed in as attending the meeting. That represents 27.7% of the 159 properties that have cabins. Owners of 22 lots without cabins signed in as attending the meeting. That represents 4.8% of the 455 lot-only owners. The combined attendance, from those numbers, represent 66 properties or 10.7% of the 614 properties total.

Note: The careful wording used above to describe attendance results from the fact that an owner who attends the meeting and owns multiple pieces of property would represent multiple properties and cast the votes associated with those properties, while multiple owners of one property would only represent that one property even though all joint owners attended the meeting. The important attendance information, therefore, is the number of cabins represented and the number of lot-only properties represented because that defines the number of votes to be cast, as describe in Voting Procedure above.

A Reminder

Bob reminded those in attendance that the By-Laws prohibit Fireworks, Hunting and/or Discharge of Firearms, and Outside Solid-Fuel Fires on the Hill. Those rules will be enforced. In response to a question from the floor Bob answered that while the Hillside does not allow outdoor solid fuel fires, the Golf course HOA does allow outside fire pits for solid fuel fires so long as the fire pit has passed inspection by the Fire Chief. Regardless, The Sweetwater Park HOA does not allow such fires on the Hillside. Vehicles that travel the trails must have spark arrestors. Another question concerned firearms. There have been people who have been seen shooting firearms on the hill. What can be done?. Bob responded that if anyone sees someone shooting they can call him and he will go talk to the people involved. So far people Bob has talked to have been gracious and have stopped shooting immediately.

Our Water System

Bob presented a schematic of the Bear Lake Water System showing that getting water to Tank 4, the highest tank in the system and the one that supplies the upper part of Sweetwater Park, requires that water be pumped from the well to Tank 1, from Tank 1 to Tank 2, from Tank 2 to Tank 3, and finally from Tank 3 to Tank 4. That represents a total lift of 1,145 feet plus the depth of the well, and is done with a combination of four different pumps (see chart 43 in the presentation).

The purpose of this explanation is to help everyone understand that if a brush fire starts and spreads across the hillside it is likely that we won't be able to pump water up the hill fast enough to control a large fire. It is critical that we do everything to prevent a fire on the hill.

Bob also explained that the reason that the Water Company has restricted outside watering to three specific days/week with no watering on Saturday and no watering between the hours of 10:00 AM to 6:00 PM has to do with our State controlled water right. The limit has nothing to do with the amount of water in the lake. The reason that we aren't supposed to water on Saturday is that the hillside is inundated with people on Saturdays and holidays during the summer and if everyone also does outside watering it both taxes the system and consumes the water right.

Addition to the Bylaws

Bob reviewed two additions to the Bylaws since the last annual meeting. The first is *Article XVI* which states that failure on the part of the Association to enforce any provision of the Bylaws doesn't constitute a waiver of the provision. The second is *Article XVII* which states that if a portion of the Bylaws is held invalid by a court of law the court ruling doesn't affect the validity of the remaining portions of the Bylaws. The specific wording of these additions can be found in the Governing Documents link on the Association web site (www.swphoa.com).

Snow Plowing Policy

Bob reviewed several charts concerning the snow plowing issue. Those reading these minutes are referred to Charts 46 through 53 of the presentation, which can be found on the Association web site (www.swphoa.com) by clicking on the link *Annual Meeting Report*. The gist of those charts, after discussing the snow plowing issues and the way snow plowing has been handled until now, recommends that we continue the voluntary Coop' for the winter of 2011/2012 but handle the snow plowing funds within the HOA accounting system and with the assistance of our CPA. The snow plowing funds will be identified and handled in a way that prevents co-mingling of HOA funds with snow plowing funds and makes certain that no HOA funds are used to support the snowplowing effort. The primary concern of the Board is to establish a process that is fair both to those who want the roads plowed and to those who don't want the roads plowed. The Board's concern is that we have been asking a member of the snow plowing Coop' to handle as much as \$25,000 during a winter including the collection and dispersal of those funds. We are concerned that doing so is unfair to the individual handling the funds because of the liability that is involved. By handling those funds separately through our HOA accounting system we can do it in a way that is both auditable and able to be tracked.

The meeting was then opened for comments and questions from attendees. The discussion that followed was sometimes heated because of the strong feelings surrounding the snow plowing issue. The tone of the comments made by those opposed seemed to focus around (1) the fear that the Board might force everyone to pay even those who didn't use the roads, and (2) the fear that snow plowing funds and HOA funds might be co-mingled in a way that would allow HOA funds to be used to pay for snow plowing. Bob assured those at the meeting that as long as we are using the Coop' approach and he was president, no one would be forced to pay when they weren't using the roads. He also assured the attendees that the snow plowing funds would be identified and tracked separately and that new fees would not be imposed HOA members without a vote at the annual meeting.

NOTE: Following this meeting, a form was created which identifies categories of property owners varying from those who want to access their cabins year around, to those who do not want the roads plowed and who do not want to participate in the snow plowing Coop'. The form has been sent to all cabin owners and each owner has been asked to indicate the category to which they belong. Those who class themselves as participants in the Coop', are asked to identify the level of payment to which they are committing. If the readers of these minutes wish to review that form they can access a copy by going to the HOA web site (www.swphoa.com) and accessing the *Snow Removal* link.

Bear Lake Water Company Report

Bob Stevens reviewed the Bear Lake Water Company projects for 2011, including the following:

- 1- A fence has been added around water storage Reservoir 4 which completes the fencing of all five reservoirs in the system.
- 2- A motorized butterfly valve has been added to the fill line of Reservoir 3 and will be integrated into the SCADA control system to prevent spillage. Reservoir 3 is slightly lower in altitude than Reservoir 2, which allows gravity feed of water between the two Reservoirs. If not controlled and over filling occurs, significant spillage can result at Reservoir 3. With the previous system, flow between the two reservoirs could only be adjusted by having a Water Company worker drive to the reservoir, climbed down into the reservoir valve room, and manually adjusted a large gate valve in the fill line. That action will now be controlled remotely and automatically with the new butterfly valve.
- 3- A solar station and sonar depth gauge has been added to Reservoir 4 to stabilize the indication of water level. Previously that level was measured using a pressure transducer in the line that is used to pump water from Reservoir 3 to Reservoir 4. Pressure fluctuations in the system caused the indicated level to appear to fluctuate enough to cause the transfer pump to turn on and off. Addition of a sonar level indicator will stabilize that reading.
- 4- Control and monitoring of the transfer pumps that move water up into Reservoir 5 will be added to the SCADA system which will add both remote control and monitoring capabilities for the transfer pumps and the tank level.
- 5- A temperature probe is being added to the fill line at the entrance to Reservoir 3 to monitor temperatures of the water that flows between the south Serviceberry transfer station and Reservoir 3 in the north. Much of that line is relatively shallow and is kept from freezing primarily by the volume of water that flows constantly through the system. The addition of a temperature transducer at that location will allow the Water Company to monitor and assess the likelihood that freezing may occur.
- 6- Sunrise Engineering is updating the analytical model of our water system to be in compliance with State requirements and to guide design work we are planning for various areas of the water system.
- 7- Design of the remainder of the Trailer Park upgrade. Much of the Trailer Park water system was originally installed without regard to where trailers would be located since the original intent of the developer was that the Trailer Park would be a transient area where trailers moved in and out. Because many of the trailers are now located on permanent foundations, maintenance requirements dictate that water lines be moved out into the street where they are accessible.
- 8- Construction of Phase 2 of the Trailer Park upgrade will begin in the spring of 2012.
- 9- Design of the Hillside upgrade will begin in 2012
- 10- Sunrise Engineering will begin, in 2012, the process of seeking low cost government loans to accomplish some of the more expensive parts of the water system upgrade so that those tasks can be done earlier than they could if the Water Company was required to save up funds to pay for each project prior to work beginning.

Dumpster "No, No's"

Bob reminded everyone that the County does not pick up garbage that is piled near the dumpsters. If it isn't in the dumpster it will be left until someone cuts it into pieces small enough to fit the dumpster. Bob showed a picture of a sofa someone set in front of the dumpsters which stayed there until Bob went down and cut it into pieces and placed it in the dumpster. Please do not deposit appliances, furniture, or construction debris at the dumpster location.

Voting Results

Bob read the preliminary voting results tallied by three of the Board Members. There was a total of 154 votes possible for each voting issue, including 3 votes submitted by absentee ballot. The vote count was double checked following the meeting with the following count:

	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Pass?</u>
Proposed Annual Budget for 2012	151	0	3	Yes
Proposed Dues for 2012	146	0	6	Yes
Dave Chiavaras (Board Member)	115			Yes
Frank Corgiat (Board Member)	130			Yes
Bill Kimball (Board Member)	55			No
Bob Stevens (Board Member)	146			Yes

Ballots will be kept on file for the next six months in case anyone wants to check those results.

New Business

In response to a question from the floor Bob reported that the Water Company has located a company that can x-ray the ground to locate water pipes and determine pipe depth. The process is quite expensive and hasn't been accomplished yet. Bob then asked if there was any other new business from the floor. There was none.

Road Signs

Bob reported that all the road signs have been installed except for 23 Caution Signs which will be installed before the year is out.

Next Annual Meeting

The next annual meeting of the Sweetwater Park Homeowners Association will be 18 August 2012 in Garden City.

Motion to Adjourn

With no further business to be conducted there was a motion and a second from the floor to adjourn the meeting. The vote to adjourn was unanimous in the affirmative.

The meeting ended at approximately 12:35 PM

Bob Stevens, President, Sweetwater Park HOA