

Sweetwater Park Annual Homeowners Association Meeting Minutes
15 August 2009
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 on the Association website at www.swphoa.com under the link *[Annual Meeting Report](#)*.

Welcome

The meeting was called to order at 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, bottled water, etc.), and reminded everyone of several handouts available on a table at the front of the room. The By-Laws require that we have a formal sign-in procedure for the annual meeting, and that we keep track of the number of cabin owners and the number of lot-only owners represented at the meeting as part of the process for distributing ballots.

Board of Directors

Bob introduced the individuals who had been serving on the Board since the annual meeting in 2008. Included were President Robert Stevens, Vice President Frank Corgiat, Secretary Rita Reese, and Board Members Chris Coray, Ralph Haycock, Mel Mackey, Gene Martindale and Veirl Williams. Chris Coray and Mel Mackey were not able to attend because of family commitments. All other board members were in attendance.

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 15th, thirty days 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 2008 annual meeting and the proposed revision of the By-Laws were mailed to all members shortly after the 2008 annual meeting occurred. The notice specified further that the 2008 annual meeting minutes, proposed revision of the By-Laws, and the proposed budget and dues for 2010 were also available for review on the Association web site.

HOA Web Site

Bob reminded attendees of the Association web site at www.swphoa.com and briefly discussed its contents. He then asked how many had already accessed the site. A majority of those in attendance indicated that they had used the site previously.

2008 Annual Meeting Minutes

Bob asked if there were any questions or comments concerning the minutes of the 2008 annual meeting and no one had any. He then asked if anyone was aware of any changes that should be made to the minutes to make them more correct. None were offered or requested. Bob then asked for a motion to approve the 2008 annual meeting minutes based on the fact that all members had been mailed a copy of the minutes following the 2008 meeting and also had access to the minutes at the Association web site. The motion was made and seconded from the floor. Those present voted unanimously, by show of hands, to accept the minutes as written.

Announcement of Board Members Leaving the Board

Bob announced that Veirl Williams (1030241), Board Member, and Rita Reese (1040801), Secretary, had asked to be retired from the Board due to health issues. Both had served faithfully for many years and the

request for retirement had been accepted by the Board. Also, Gene Martindale (1090311) and Mel Mackey (1090501) had each completed their terms of service as of this meeting.

Board Member Appointments

Bob announced that George Burbidge (1040451) had been appointed by the Board to serve out the remaining year of Veirl Williams term but that Rita Reese's replacement was still pending. Following the meeting Suzanne Callister (1010481) volunteered to serve as Secretary, replacing Rita Reese. Suzanne's offer has since been approved by the Board and Suzanne has been appointed secretary to the Sweetwater Park HOA Board of Directors.

Board Member Nominations

Bob then announced that Wes Johnston (1090281) and Steven Hamblin (1090321) had agreed to have their names placed into nomination to replace outgoing Board members Gene Martindale and Mel Mackey. Bob ask if there were any other nominations from the floor. Since there were none, Bob asked for a motion to vote Wes and Steven in by acclamation. The motion was made and seconded, and those present voted unanimously, by show of hands, in favor.

2009 Report ~ Roads

For the first time the Association had all major roads within the association graded and repaired at the same time. The total was 12-1/2 miles. The Board prepared a set of spec's which were sent to four contractors. Two responses were received and the winning bidder was Troy Peterson Construction. Included in the specifications was the requirement that the contractor pull back into the road as much road base as possible from the sides where it had been pushed by traffic and snow plowing. There were requirements also to cut out pot holes rather than to just fill them in, add new road base where necessary, water the roads as they were worked, and roll and pack all newly graded areas. A total of 1732 tons (approximately 100 truck loads) of road base were required to complete the job. We also installed culverts in two areas where we had been having drainage problems, crowned the roads to improve water runoff, and added trenches along the roadway where possible to drain the water away.

The same 12-1/2 miles of roads were also sprayed with Magnesium Chloride water to control dust. Heavily traveled roads received two coats of Mag' water. A total of 292.3 tons (8 tanker loads) were used. Mag' water was purchased from Dustbusters, Inc. Total cost of the job (grading, repair, and Mag' water) was approximately \$60,000. The Bob reported that the Board feels that the roads are in better shape this year than anytime previous.

2009 Report ~ Noxious Weeds

The type of Noxious weeds in our area generally include Dyers Woad, Black Henbane, and Thistle. This year we are also noticing an increase in Morning Glory in the area. In the past Veirl Williams had sprayed the roadside for noxious weeds using an Association owned sprayer and tank that could be mounted to or pulled behind his four wheeler. Because Veirl's health didn't allow him to handle that task this year the Board decided to hire the Rich County weed control unit to do the spraying for us. Because of the wet spring, however, spraying could not be accomplished before most of the weeds had matured. As a result the County was able to treat most of Sweetwater Parkway and Serviceberry but none of the other roads in our area.

Spraying involved approximately 600 gallons of 2,4-D Amine 4.. The cost from the county was \$47/hour for the equipment and operator, with a total cost of \$564. There was no charge for the product because the County had received a grant for the year for weed control.

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.

2009 Report ~ Dues Collection

As of 15 Aug 2009 dues and assessments have been paid on 584 of the 614 pieces of property in the Association (95.1 %). Of the thirty properties delinquent there are 26 lot-only properties and four lots with

cabins. Total amount still owed is \$12,817 including dues, Water Company assessments, and penalties. Among those delinquent there are five liens filed with Rich County and still open.

Late-Fee Policy

Bob reminded property owners 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.

2009 Report ~ Expenditures

Charts for total Annual Expenditures and Road Maintenance Expense were shown for the years 2003 through 2009. 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 chart pages 24 and 25.

Both charts exhibit an uncomfortable "ever increasing" trend caused mostly by the cost of road maintenance. This year's increase in cost of road maintenance is the result, primarily, of grading and repairing a greater number of miles of road than previous years. A positive aspect of those data, however, is that even with the increase in miles of road this year the cost of grading and repairing was very little more than last year. The increase in cost of Mag' water was due to an increase in cost of the product along with a greater amount of product used. The amount of product required is expected to decrease as the Mag' water content builds up in our roads, and the cost of grading and maintenance is expected to drop as we get the roads in better and better condition and are able to improve drainage in areas where that is found to be a problem.

A comment from the floor suggested that the new approach of charging an impact fee of \$1,050 with no promise to refund \$500 if the road was not damaged took away an incentive to not damage the road. After some discussion it was decided that because construction usually extended across two winter seasons and road maintenance was performed each spring any damage done was corrected by the normal road maintenance and it was impossible to be able to tell at the conclusion of construction whether the road had been damaged or not. For that reason it was decided that we would continue, for the time being, to collect the \$1,050 as an impact fee with not refund since we knew that no matter how careful the construction crew was there would be some damage. In addition we would elicit a plan from the owner and contractor as to how the roads would be protected and then we would monitor things during construction. If that doesn't solve the problem then we might have to increase the fee, as an example, to \$1,550 with the promise to refund \$500 if the road was not damaged.

Another suggestion from the floor was to have a sliding impact fee to take into account that the impact would likely be less with a small home than a very large home. It was the conclusion that for the time being the HOA was not prepared to apply a sliding scale. Especially considering the fact that careless construction with a small home very likely would cause more damage to the road than careful construction with a large home.

Bob noted that part of the increase in expenditures was the addition of a budget item for [*Unplanned Events and Reserve*](#). It is anticipated that including this category as a budget item will "take up the slack" in high cost years and build a reserve for emergencies in future years. It is the goal of the Board to add \$15,000 to \$20,000 to the reserve amount in low cost years. In 2009 the amount expected to be added to the reserve account is only about \$3,000 due to the increased cost of road maintenance.

Attendance Statistics

Ralph Haycock presented the attendance for the meeting. There were owners representing 42 cabins who had signed in as attending the meeting. There were also proxies submitted for two other cabin owners bringing the total cabins with represented owners to 44. Owners signed in as attending the meeting for a total of 20 lot-only properties. Based on 157 cabins and 457 lots that meant 28% of cabins were represented and 4.4% of lot-only properties were represented, for an overall representation of 10.4%.

Note: The careful wording used above to describe attendance is caused by 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 below.

Voting Procedure

Bob explained the voting procedure to be used for the remainder of this meeting. Four voting items were scheduled. The first was the election of two new Board members to replace Gene Martindale and Mel Mackey whose terms had expired. That vote was done by acclamation by show of hands (see above) since there were only two names placed into nomination. The remaining three items were the dues for 2010, budget for 2010, and recommended revision of the Association By-Laws. Those three issues were to be the next items of business and were to be voted by ballot following a review of each proposal. Each property owner was issued the appropriate number of ballots at sign-in based on the pieces of property owned and the votes associated with each property as described in the following paragraph.

With regard to the number of ballots to be issued, the current By-Laws stipulate that each piece of property has one vote which can be cast by the owner(s) of that property. The addition of a cabin to the property gives the owner(s) of that property two additional votes for a total of three. Based on that rule the owner of a lot that has no cabin would be issued one ballot at sign-in, and an owner of a lot with a cabin would be issued three ballots at sign-in. In the case of multiple owners the vote(s) associated with the property must be cast jointly by those owners but, because each ballot stands alone, joint owners of a lot with a cabin could, if they desire, split their vote by voting each ballot with a different response. If an owner is delinquent on their dues then they are not allowed a vote since the By-Laws state that they lose their rights as a property owner during the time their dues are delinquent.

It is important to note that the By-Laws state that those in attendance at the meeting constitute a quorum for the purpose of deciding an issue.

Proxy Votes

Under the current By-Laws a property owner can designate, by signed letter, a proxy to cast his or her vote(s), but the one casting the vote must be in attendance at the meeting. Note that one of the proposed changes to the By-Laws replace proxy voting with absentee ballots (see below).

With the attendance of 44 cabin owners (including the two proxies) and 20 lot only owners there were a total of 152 votes available to be cast at this meeting.

Proposed 2010 Budget

The proposed Sweetwater Homeowners Association budget for the year 2010 is the same as 2009, 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	\$4,000
Office/Administration	\$1,500
Insurance Expense	\$4,500
Repair & Maintenance	\$50,000
Property Taxes	\$600
Unplanned Events/Reserve	\$15,700
Miscellaneous	\$3700

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

Board Meetings	\$200
Annual Homeowners Meeting	\$400
Bank Charges	\$100
Collection Costs	\$200
Phone & Office Utility	\$400
Postage	\$600
Legal Services	\$1,500
Printing & Web Site	\$200
Wages	\$0
Other	\$0
Federal Income Tax	\$0
State Income Tax	\$100

A chart comparing the proposed budget for 2010 to the expected expenditures for 2009 is included in the PowerPoint presentation for the annual meeting and can be reviewed by going to the Association web site and clicking on the links [Annual Meeting Report](#), [PowerPoint Presentation](#) and scanning down to chart page 32. The primary differences for 2010 compared to 2009 are anticipated reductions to the [Office/Admin Expense](#) and the [Repair & Maintenance](#) budget items and an associated increase in the budget item [Unplanned Events/Reserve amount](#).

Proposed 2010 Dues

The proposed dues for 2010 are the same as that for 2009. Lot-only dues are \$96 and Lot-with-Cabin dues are \$240 annually. It is anticipated that the Bear Lake Water Company assessments for 2010 will also remain the same. It should be remembered, however, 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 2009 were:

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

Current Financial Status

Bob reported that the current financial status of the Sweetwater Park Homeowners Association as of 31 Jul 2009 is the following:

ASSETS	\$58,754	
Current Bank Balance	\$49,440	
Unpaid Dues	\$3,450	
Assoc Owned Lots	\$5,865	
 LIABILITIES	 \$21,501	
Road Damage Deposits	-\$500	
Pre-Paid Dues for 2010 and later	-\$10,774	
2H-2009 Budget	-\$6,727	
SWPHOA Share of Dumpster Area Upgrade	-\$3,500	
 CARRYOVER INTO 2010	 \$37,253	

Proposed Revisions to By-Laws

Bob reminded everyone that the revision to the existing By-Laws had followed an involved process of digitizing the original paper copy, multiple Board meetings to gather and agree on changes that should be made, completing and agreeing on the specific revisions, and having the proposed changes reviewed by the

Association attorney. That process took approximately one year after which copies of the proposed revisions were mailed to all property owners and also placed on the association Web site to make certain that everyone had adequate opportunity to review the proposed changes during the year preceding the 2009 annual meeting. The main revision points included the following:

Proxy voting would be eliminated and replaced with a system that allows absentee voting in those cases where a property owner wished to vote but was unable to attend the meeting where a vote was to be taken.

An enforcement provision would be added which allowed penalties to be imposed for violation of Association rules. The revision would also include a "due process" requirement which would allow the offender time to fix the problem before the penalty was to be imposed. The original version of the By-Laws stipulated rules but did not provide a process where those rules could be enforced.

Many existing rules (e.g. no solid fires, no fire works, no hunting, etc.) were made a specific part of the By-Laws.

The "*no commercial activity*" clause in the CC&R's was interpreted in the By-Laws revision to mean that short term rentals of property (less than three months) are prohibited.

The requirement that any snow removal from Association roads be done under the direction of a Board member, subject to restrictions from the Bear Lake Water Company, was added as a specific part of the By-Laws.

The number of Board members was set at seven.

Minor adjustments were made in By-Laws language to improve clarity.

One response from the floor questioned whether or not a loop hole existed in the short term rental restriction. The concern was that someone could rent their cabin to a company for longer than three months, thus complying with the By-Laws, but the company could then do short term rentals without violating the rule. The Board promised to look at that issue to see if the wording needed to be adjusted to prevent that from happening.

Responses from the floor questioned the wording concerning hunting. Some felt that the wording should be "No discharging of firearms." Some wanted to include pellet guns, bows and arrows, sling shots, and paintball guns. Again the Board promised to see if the wording needed to be adjusted to prevent that from happening.

It was decided that the vote to pass or not pass the revision to the By-Laws be contingent upon the Board making certain that those two issues were clarified, if necessary, and that the Board be authorized to make those adjustments without the necessity of taking a new vote. A motion to that effect was made from the floor and seconded. By show of hands those in attendance agreed unanimously to include that contingency in the ballot vote.

There was some discussion concerning the fact that there were a few fireworks discharged on the hill on the evening of the 4th of July and the question arose as to how those situations should be handled. After some discussion it was decided that the fire chief should be called if someone was spotted using fireworks.

There was also some discussion concerning how to handle someone hunting in a legal hunting area away from Sweetwater Park but firing into our area because they were shooting in our direction. It was decided that we had no legal authority over those individuals but that we should contact the police and report the situation in hope that state laws would resolve the issue.

NOTE: After review of the wording involving short term rentals and hunting, the Board decided the following:

Short Term Rentals - The wording used in the By-Laws revision is sufficiently strong "as is" to prohibit long term rentals to a company who might then try to rent the cabin out on a short term basis.

Hunting - The Board is still working on a minor wording change for that issue. The new wording will be implemented prior to having the final version of the By-Laws notarized and Recorded.

Votes Taken

Following the explanation and discussion regarding the proposed operating budget and dues for 2010, attendees were given time to mark their ballots for those two issues.

Following the explanation and discussion regarding the proposed By-Laws revision attendees were given time to mark their ballots for that issue and then all ballots were passed to Ralph Haycock who was the Board member in charge of counting ballots. Those results were reported later in the meeting as indicated below.

CC&R Revision Proposal

Bob announced that the Board had also prepared proposed changes to the CC&R's for a future vote. The proposed revised version was on the Association web site for review. Those changes will need to be presented to and voted on by each Sub-Division individually. That will occur at some future time, to be announced at a future date.

Bear Lake Water Company Report

Frank Corgiat, President of the Bear Lake Water Company (BLWC), gave a brief report concerning the status of BLWC projects. Frank gave an overview of the Water Company, its organization, and its purpose. Frank then reviewed the projects completed during the past two years. Those projects include the following:

Replaced 4" and 6" diameter Transite pipe with 8" diameter PVC pipe along Sweetwater Parkway between Snowberry on the south and Sunrise Circle on the north and between South Aspen Loop and North Aspen loop. The new pipe was buried at least six feet deep at all points to avoid winter freeze problems.

Increase the effective pipe depth to avoid winter freeze problems along Snowberry by raising the road bed surface approximately 3 feet for almost 2,500 feet running north from its intersection with Sweetwater Parkway.

Replaced 4" and 6" diameter Transite pipe with 8" diameter PVC pipe north along Snowberry from the point where the road bed surface had not been raised to the intersection between Snowberry and Serviceberry, then north along Serviceberry to its intersection with north Sweetwater Parkway, and finally west along Sweetwater Parkway to the first pressure relief valve. The new pipe was buried at least six feet deep at all points to avoid winter freeze problems **NOTE:** a graphic of these first three projects can be seen by going to the Association web site and clicking on the links [*Annual Meeting Report*](#), [*PowerPoint Presentation*](#) and scanning down to chart page 46.

Constructed a new well house and activated a new well to support the main well.

Increased the lift pump capacity from Reservoir No. 1 to Reservoir No. 2 by upgrading the existing two pumps from 25 horsepower and 50 horsepower to a 75 horsepower pump plus the 50 horsepower pump.

Upgraded the roads to Reservoir 1, Reservoir 4 and the Main Well House.

Installed an 8" diameter feeder pipe to the Trailer Park and Park fire hydrants.

Installed a fence around the Trailer Park Reservoir.

The total spent by the Water Company on such projects during the years 2002 through 2008 has been approximately \$1.3 million.

Future Water Company projects include the following:

Pumping between reservoirs is largely a manual operation with the present system. As water use increases weekends, holidays, and summer time generally it has become more and more difficult to balance water flows and pump operation to maintain full reservoirs, especially during the night. Automating pump and tank systems for monitoring and control by remote computer has become a critical necessity.

The water company is experiencing an increase in vandalism and hazardous activities around its reservoirs. To avoid future problems the Water Company will need to fence all reservoirs that are currently unfenced.

Reservoir 4 is the highest reservoir in the water system and is critical to fire fighting demands but, at 100,000 gallons, is also one of the smallest. It is important that the capacity of Reservoir 4 be increased to at least 250,000 gallons.

Road beds will be raised to increase the effective depth of water lines in those areas where the water lines meet code but are shallow and subject to freezing during the winter.

Water lines that do not meet code and/or are shallow will need to be replaced to increase capacity, material, and depth to bring them up to code and avoid winter freezing problems.

The Trailer Park water system has serious problems regarding capacity, pipe location, and piping materials that can only be corrected by replacing the entire system.

Finally, the water company is always in need of upgrading and/or repairing miscellaneous system hardware (isolation valves, pressure relief valves, etc).

The funding required to accomplish these future projects is, obviously, beyond the funds available to the Water Company except by budgeting tasks according to criticality and availability of funds.

A question from the floor concerned when the remaining pipes would be buried deeper so that any roads could be plowed if there were cabins along the road where owners wanted access during the winter. Frank responded that the schedule depended on assessment levels and how many emergencies we had during the interim. If assessments are increased then we can move forward more quickly. If no emergencies occur then we have more funds with which to put in new pipe. We currently are working on a 10-15 year plan, but that is impacted by emergencies each year.

Veirl and Frank reminded everyone that their water should be turned off each time they leave their cabin for an extended period of time.

Snow Plowing Policy

At the 2008 annual HOA meeting a motion was made from the floor to plow all roads during the winter and to charge all property owners a proportionate share of the plowing costs. The board felt that it had insufficient information to make such a decision or to put it to a vote since the 2008 meeting had only a small number of property owners in attendance and was heavily weighted toward cabin owners who wanted the roads to be plowed. For that reason the Board tabled the motion until the 2009 annual meeting to give the Board time to gather information concerning costs and the impact of plowing all the roads.

Subsequently the Board determined that the cost of plowing all roads would be as much as \$42,000 in a light snow year and \$71,000 in a heavy snow/windy year. Sharing the cost equally among the 614 pieces of property would mean a cost of \$68 to \$116 assessed against the owners of each piece of property. Furthermore the Water Company will not allow plowing on many of the roads in the Sweetwater area because the shallowness of some of the water distribution system will likely result in frozen water mains.

Bob reported to the current meeting that the Board has decided to table the motion for the time being until more of the roads can be plowed and until the Board can decide on the best way to make certain that all property owners have an opportunity to vote on the issue and until the Board can develop a process where the vote can be expected to produce a fair representation of the varied opinions among owners.

The discussion that followed emphasized the controversial nature of the snow plowing issue and the difficulty of resolving it in a way that addresses everyone's concerns. Some who spoke wanted to know why the water lines to their cabin couldn't be made deeper right away so that the road to their cabin could be plowed this winter. Some spoke as owners of lots without cabins and felt that they were being pushed into helping to pay for snow plowing that didn't benefit them at all. Some spoke as cabin owners who purchased their property originally to have a place where they could snowmobile and cross country ski during the winter. Even the amount of snow plowing we do now infringes on that activity for those owners. Some spoke as cabin owners who don't use their cabin in the winter and are concerned that because plowing all the roads will increase access to the area it will result in an increase of vandalism during the winter months when there are fewer owners staying in their cabins.

It is important to understand that by tabling the issue for at least another year the HOA Board is not trying to duck this issue. The motion to snowplow all the roads in the association is merely being tabled to allow the HOA Board and the Water Company additional time to develop a plan that will fairly address a majority of property owners' concerns.

Annexation Discussion

Bob Stevens reported that the Sweetwater Park HOA Board has been involved with the Golf Course HOA, the Trailer Park HOA, and the Bear Lake Water Company in exploratory discussions with the Mayor of Garden City regarding the feasibility of annexing our areas into Garden City. Bob emphasized that for an annexation petition to be successful it must be approved by owners of a majority of the land area involved and by owners of at least 1/3rd of the total valuation of the property involved. It must then be approved by the Garden City Council. The HOA association is involved only as a common voice that can ask questions for the property owners and help develop some of the data that will be needed by individual property owners and the city in deciding whether or not such an annexation is desirable. Bob then reviewed some of the information that had been gathered through the exploratory discussions regarding advantages and disadvantages:

Possible Advantages - One of the biggest advantages involves the Bear Lake Water Company. As growth continues in the Sweetwater area the Water Company will eventually have to seek additional water rights to meet the needs of an ever increasing population. Those water rights, when they are available, are generally quite expensive and will become even more so in the future as the competition for water escalates. Garden City has developed a "water bank" to hold water rights for property owners who otherwise would lose those rights under current "Use it or Lose it" state rules. The city, on the other hand, can hold water rights for up to 40 years based on future needs as a municipality. Garden City currently has access to more than enough water rights to deal with anticipated growth in the city and surrounding areas. Also, Garden City is classed as a community system and our becoming part of their water system places us under an existing community system.

A second advantage has to do with management of the HOA. It is inevitable that as we grow it will become necessary to hire a HOA manager to deal with the many issues and problems that is part of such an association. That issue goes away if we become annexed to the city since the city is already organized handle the issues of a community and has paid workers in place to deal with those issues.

Other advantages include the elimination of HOA dues, the benefit of a municipality to bond and spread major construction costs over many years, the road maintenance and water supply will be handled by the city, and city laws/zoning laws will supersede or replace HOA By-Laws and CC&R's, a municipality has greater legal means to enforce rules (laws) than does a HOA.

Possible Disadvantages - In place of HOA dues we will pay city taxes, the water charges may be slightly higher or lower, city laws/zoning laws will supersede or replace HOA By-Laws and CC&R's (note this item is included in both the advantage and a disadvantage lists), snow plowing restrictions will still apply where water lines are shallow, the snow plowing coop' may have to continue for the near-term, etc

Property owners were then asked, "What do you need to know from the City to make an informed decision concerning annexation?" and were asked to submit their questions to the board by email. The board has received input from only one property owner suggesting questions since the annual meeting.

Bob asked for a show of hands indicating whether or not attending property owners wanted the Board to continue exploratory discussions with the city regarding the possibility of annexation. This informal "straw vote" was not unanimous but indicated a strong consensus to continue the discussions.

From the floor came the suggestion that we talk to Bridgerland and find out whether they felt being part of Garden City was an advantage or a disadvantage.

Bob cautioned everyone that with the mayoral election coming up and with the current mayor not planning to run it was unlikely that much would be accomplished until after the new mayor had been elected and in office long enough to become familiar with the issues involved.

Voting Results

Ralph Haycock gave a preliminary report on voting results. Those results were double checked after the meeting and the final results were as follows:

	<u>For</u>	<u>Against</u>	<u>Abstain</u>
Proposed Annual Budget for 2010	150	0	2
Proposed Dues for 2010	150	0	2
Proposed Revisions to Association ByLaws	142	7	3

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

Next Big Project

Bob reported that the next big project for the board would be the replacement and installation of new road signs and traffic signs.

New Business

Bob asked if there was any new business from the floor. There was none

Next Annual Meeting

The next annual meeting of the Sweetwater Park Homeowners Association will be 14 August 2010 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 12:15 PM

Bob Stevens, President, Sweetwater Park HOA