

Sweetwater Golf Course Homeowners Association Board of Directors Meeting Minutes  
January 7, 2023  
Garden City, UT

Meeting called to order at 10:04am

Board members in attendance: Doug Pincock, Paul Carver, Jeff Stringham, Carol Hirschi, Lis Christensen, Catherine Fuge, Jon Nichol, Danielle Jensen, and Tyce Jensen. Other attendees in person were Diane Bell, Jon Ord, Debbie Pincock, and Steve (Rich County Sanitation).

Steve was given a few minutes at the beginning of the meeting. He commented that the prohibited trash like mattresses, construction debris, etc. seems to be decreasing and he thanked the community. Because the volume of trash has increased significantly the county wants to place another 8-10 dumpsters on the hill. He asked specifically about expanding the Kimball Lane site, the area on south Sweetwater Parkway, and possibly additional dumpsters in the Hodges Canyon ATV trailhead. Doug and Jon will reach out to the upper HOA and involve them in helping to find money and space for additional dumpsters. (Steve left the meeting at this point)

*Approval of Agenda*

**Motion to approve the agenda as proposed: Paul Carver**

**Second: Jeff Stringham**

**Unanimous**

*Minutes from the September 2022 Board Meeting*

Minutes were reviewed.

**Motion to approve the minutes: Doug Pincock**

**Second: Jon Nichol**

**Unanimous**

*Committee Reports*

- Weeds – Lis and Catherine provided an update on their efforts to secure grant money for broader application of weed control in the common areas. Lis will reach out to Rich County again to spray our roadways and dumpster area. A community cleanup event was suggested on June 10, 2023. Everyone felt this was a great idea. Notification and details of the event will be published on the website and included with the newsletter that goes out with the February billing.
- Signs – Paul thanked Danielle and Tyce for their ongoing help. A large number of signs need to be replaced. New and replacement poles will be the square style with a 2' sleeve that helps facilitate easy repair if the pole is damaged in an accident or otherwise. Multiple suppliers have been contacted and a contractor identified for proper placement of the sleeves. Paul requested \$22,000 be budgeted to accomplish this much needed work.
- Construction Update – Jon Nichol reported that the number of building permit requests is declining. The application needs to be updated with a note that all construction activity,

vehicles, materials, etc. be contained on the lot under construction and not spill onto adjacent property. A note will also be added that no construction debris should be placed in the dumpsters. Jon stated that as an association we do not need the names of subcontractors on the application, since many times the specific subs are unknown at the time the application is submitted.

**Motion to remove the contractor info from the building permit application: Jon Nichol**

**Second: Carol Hirschi**

**Unanimous**

- Roads – Tyce reported the three waterways were successfully installed across Country Club Way and a culvert replaced. The board worked to prioritize needed road work and identify which projects need completion first. It was suggested that asphalt aprons be added to the waterways to extend their life expectancy. The next set of waterways will be across Duffer Drive. Two cul-de-sacs need to be brought up to standard and Golf Course Drive needs road base. The asphalt around the man hole cover near the canal bridge is breaking apart and needs replacement. The capstones on the canal bridge are almost all missing and need replacement (estimated cost \$6000). Tyce included all of these projects in his budget request. After much discussion everyone agreed these projects should be completed. Asphalt on Country Club Way will be extended from where it currently ends up past north Bunch Grass Drive; cost for asphalt are significantly less than originally anticipated. These construction projects will disrupt traffic in the development. Care will be taken to minimize the impact as much as possible. Five truck loads of mag water seems to be the correct amount for our development, so that is what we will order again this year.
- Rentals – Diane reported that the rental committee hasn't been tasked with anything during the past year. The Rich County Sherriff will not enforce HOA rules, but they will respond to violations of County ordinances like excessive noise, threatening behavior, etc. It was suggested that an email list be created for those with rental properties that could be used to share concerns and stay ahead of possible issues that may arise. The committee submitted a report with rental recommendations to the board back in January of 2022 and no action was taken. Discussion took place regarding the Utah Community Association Act and actions that may or may not be taken regarding rentals. Even though we have seen significant increases in rental activity, actual complaints about rules violations and poor behavior have been down. As the economy is slowing, so is the rental activity. It is believed that over time rental activity will reach a self-balancing point. The report from the committee stands. No further action will be taken at this time.
- Technology – Jon Ord reported that electronic payments worked as anticipated last year. He requested minutes from past meetings so they can be published, along with updated documents. He felt the website is being underutilized for information distribution. Everyone agreed. Doug will work to get copies of the minutes to Jon.
- County – Jeff reported that planning and zoning has been quiet; they meet the last Thursday of every month. The first quarter of every year is a busy time for rental renewals. Garden City has the highest proportion of rental properties/homes in Utah. Park City is second, and that is with us having no hotels. The county received significant

revenue through the Transient Room Tax (TRT). Adjustments were made to the rate charged by the county allowing the commissioners greater flexibility in allocating those funds. Jon Ord left the meeting at 11:30am.

- Bear Lake Water Company – Doug and Paul reported that progress continues on the company securing the mitigation water shares to secure enough water rights to support full buildout. This has been ongoing for many years and nearing completion. Many required upgrades to the system are still pending and costs continue to rise. Assessments charged by the water company have increased, but the cost of water usage remained unchanged. Discussion was had about the possibility of the water company becoming a public water system, which allows access to grants and lending that currently are unavailable to private systems. There are arguments that can be made for or against becoming a public system. The water board feels that remaining private is the best course at this time.
- Treasurer – Danielle provided a proposed budget for 2023 and reported on our current financial status. \$59,000 will be transferred to the Capital Reserve fund. Discussions about specific budget line items and funding took place. Amendments were made to the proposed budget. Further discussion took place about securing property for the additional dumpsters. Catherine offered her legal assistance as we work through the need to possibly secure additional property.

**Motion to approve the 2023 budget as amended: Danielle Jensen**

**Second: Carol Hirschi**

**Unanimous**

**Approved budget attached to these minutes**

#### *Proposals for members' meeting*

Doug and Carol proposed that amendments be made to the bylaws regarding notification of meetings, rules, and member contact information, and guests. Doug wanted to get a feel from the board as to their thoughts before taking the matter before the membership. The entire board felt four of the five proposals were good ideas and should move forward. The specifics of these proposals will be sent with the February billing and will be on the agenda for the member meeting in June.

Jeff Stringham left the meeting at 1:10pm

#### *Miscellaneous*

The governing document set the member meeting date as the Saturday closest to June 14<sup>th</sup> of each year. The member meeting will be held June 17, 2023 from 9:00am to 12:00pm in the Lakeside room of the Garden City office complex. The next board meeting will be held following the member meeting from 12:15pm to 2:15pm in the same location. The board positions held by Jon Nichol, Danielle Jensen, and Jeff Stringham are up for election. All three have expressed interest in continuing to serve on the board. Instructions for others who may be interested in running for those board positions will be sent with the February billing. Discussions were held regarding tasks and assignments for the meeting. Danielle, Diane, Paul, and Debbie Pincock will help with member check in at the meeting. Other board members not up for election will help

oversee the elections of new board members. Doug will finalize the documents and notices that need to be sent with the February billing.

Meeting adjourned at 1:35pm.