

MINUTES OF THE SATURDAY, JUNE 20, 2026 SWGCHOA BOARD MEETING

Board Members present: Carol Hirschi, Tyce Jensen, Diane Bell, Burke Christensen, Rick Meners, Pete Lowe, Clay Wengreen

Board members appearing by Zoom: None

Associate Board Members present: Danielle Jensen

Board Members absent: Jeff Dong, Scott Burnett

Associate Members absent: Loretta Nielson

1. The meeting was called to order by Carol Hirschi, President, directly following the General Member meeting, Garden City Offices, Garden City, Utah, at 12:30 p.m.

2. Election of Officers:

President: Diane nominated Carol to continue as President, it was seconded, the board unanimously approved.

Vice President:

Clerk: Diane Bell is to continue as Clerk.

Treasurer: It was proposed that Burke Christensen be appointed as treasurer for the 2026-2027 year. This will involve Danielle Jensen's name being removed from the checking account at Zions Bank, and Burke Christensen's name being added. The Board members unanimously approved.

3. Committee Assignments:

Weeds: Diane Bell

Bear Lake Water Board: Carol Hirschi, President; Tyce Jensen, HOA board member

Signs: Jeff Dong

Roads/Snow Removal: Tyce Jensen

Rich County and local government Liaison: Burke Christensen

Planning committee: Pete Lowe, Clay Wengreen

4. Roads: It was discussed at length as to solutions to be able to get our roads asphalted, and do so within the time frame given before our bid expires from Top Job. At the member meeting, Tyce explained to the members present that we can either gimp along year after year replacing and repairing the dirt roads which, in the long run, will cost us far more than asphalt and maintaining asphalt. At a previous member meeting a vote was taken of the members present, the majority wanted asphalt to be the solution for the roads. That being the case, in March, 2026, it was proposed that a one time assessment of \$3,200.00 per lot be paid to accomplish this goal. This was rescinded by the Board due to it being an extreme hardship for some of the members of the Association. Therefore, we are still in the same situation of repairing dirt roads that are more expensive than asphalt and maintaining asphalt.

There was discussion regarding culvert specs being added to the building permit and site plan pertaining to the size and length of the proposed culvert. Scott Burnett and Clay Wengreen were to get together and prepare this addition and to get it to Carol and the planning committee for approval. When complete and approved, it will be added to the building permit and site plan documents.

5. Fee increase. At the end of discussions and proposed solutions, it was motioned by Clay Wengreen that the HOA dues be raised to \$1,200.00 per lot for the next four (4) years to accomplish the goal of asphaltting the entire Association roads. The dues are not due until March 31, 2027, and should hopefully give ample opportunity for the members to prepare. Dues will be assessed on March 1st of each consecutive year thereafter to the year 2030. At which time the roads should be complete and in maintenance status. The hope is to decrease the yearly dues at the Board Member Meeting in June, 2030 at the latest. This proposal was seconded by Pete Lowe. It was then approved by Board members present, 6 ayes to 1 nay. With the majority being sustained. A schedule of roads to be asphalted, surveyed for new asphalt, and/or maintained, will be posted on the website as they are scheduled.

Burke was going to prepare a letter to go out to the membership regarding this fee increase, and get it to Carol and the rest of the Board for approval.

6. Rules. Rule 210 is with regard to sheds on owner's property. The membership was in agreement with the proposed rule with the exception of the ability to have electricity to the shed. Rule 210 will be amended to include electricity being added to the shed should the owner desire. However, it will need to be stated on plans to be approved and inspected by either the HOA board inspector, or the rich county inspector, as the case may warrant. A shed that is more than 200 square feet will need a Rich County permit submitted along with the plans submitted to the HOA planning committee.

Rule 211 is with regard to the Night Sky at Bear Lake, and is in alignment with Garden City Night Sky regulations.

These two (2) new Rules were motioned, seconded, and unanimously approved by the Board members present. They will shortly be available in the Rules Manual that is on the website.

7. Other items. It was discussed that on the website we should have a facebook and Instagram page link specifically for the Sweet Water Golf Course HOA, rather than posting and getting information from the Garden City resident page. Carol was going to look into this.

It was also suggested that it was time for an audit. Burke will get with Tiffany to see what needs to be done for that to happen.

8. Agenda Items for next board meeting.
9. Next Board Meeting will be held on August 22, 2026 at 10:00 a.m. at the Caribbean Cowboy Restaurant. The meeting was adjourned at 1:45 p.m.