

**Duck Creek Pines  
Annual HOA Meeting Minutes  
July 18, 2009**

**Duck Creek Pines HOA President Marshall Andrew called the meeting to order at 10:04 A.M. The meeting was held at Pinewoods Resort, Duck Creek Village, Utah.**

**Introductions:**

**Marshall Andrew, Board President, began the meeting by thanking everyone for attending. He introduced the Board of Directors: Vice-President and DCP Developer, Robert Barrus, Secretary, Sharon Vincent and Mike Smith, Desert Edge Management.**

**2008 Minutes**

**Marshall Andrew made a motion that the 2008 minutes be approved as published. Motion approved and passed.**

## **Budget Review**

**Treasurer, Ricky May has resigned his position. Mike Marsek was appointed new treasurer. Mike Smith reviewed budget and financial reports. He discussed past-due Homeowner dues. He stated that liens have been placed against properties that are past due. Total outstanding past due dollars is \$6,105.00**

**Discussed P&L—largest expense is Mag Chloride. It cost \$27,000.00 in 2008, \$22,000.00 for current year, 2009. Last year we had a loss of \$905.55. Signs will be posted regarding Mag-Chloride application. If you drive on it immediately after application, you should wash or hose off your car. It was suggested that the Mag-Chloride be placed early in May. Mike reminded everyone that all reports, minutes and information is available on the website. You do need a username and password to log on to the site. Username is Duck Creek, password is dcpines. Just a reminder, the website is [www.duckcreekpines.com](http://www.duckcreekpines.com) . There is great information on the website and you should utilize it.**

## **Old Business**

**Marshall discussed speed limit signs. Bill Vincent stated the signs are posted and they do work. Mobile speed limit trays were also discussed.**

**Jeff Hoyt said County is placing traffic signs in the development and they may not approve of our signs. (FYI, since the meeting, the County has placed some stop signs, no parking signs, etc but did not touch the signs we placed.)**

**Jeff Hoyt discussed progress on Kane County Water. Full development will be completed within 1 week. Jeff reminded us that his emergency # is 682-4997. Also, remember to turn off your water at the street when you leave for any period of time. Many problems are caused by snow removal equipment. Suggest you place 6' PVC pipe at water turn-off so snow equipment knows not to plow to close.**

**Marshall discussed unauthorized signs and violations of building codes.**

### **New Business**

**Gary Hodge discussed Kane County Property Taxes. We discussed property evaluation.....fair market value. Our property value has decreased and you should make sure the county re-evaluates your property for lower taxes. Taxes are calculated on the assessed value X's rate. The rate is set but assessed value can be disputed. There is a website that you can check for more information, [members@taxpayersofKaneCounty.org](mailto:members@taxpayersofKaneCounty.org).**

**Robert Barrus suggested that you get comps from a realtor rather than hire an appraiser. You will get more accurate comps from your local realtor. There are very few sales in DC Pines. Most are foreclosures and short sales. Out of 3 subdivisions there was only one sale last year. He said market will improve. Prices are down and you should try to wait to put your property on the market, if you can. Prices are \$180k to \$200k per acre in Duck Creek Pines.**

**There were Two Deputy Sheriffs in attendance to discuss speeding and safety. They reminded us that ATVs are under same laws as automobiles. Mike Henley asked if Pinewoods Resort discusses speed limits and safety instructions when they rent their ATVs. The deputy said yes, they give them a complete list of safety rules.**

**Deputy said they do try to patrol DC Pines area. Group discussed speeding problems on Duck Creek Ridge Rd and Willis Creek Road. Can we do anything? He said to call them and they will dispatch someone to check it out. DISPATCH # IS 877-644-2349. They have 1/2 their staff on the mountain for Duck Creek Days. Deputy Leon and Deputy Harris are assigned to our area.**

**Vandalism and burglary was brought up. There is always over zealous ATV riders doing donuts in the road. There have been 1 or 2 break-ins the past year. Robert Barrus said some of the problems come from contractors having keys. You should change the locks when your home is completed. Deputy said keep eye out for suspicious vehicles or activity. Watch out for your neighbors. Deputy said response time is approx, 20 minutes. If you have a security system false alarm, there is no charge.**

**Robert Barrus suggested we “rent a Sheriff” to patrol our area. Homeowners could pay into a fund to hire a sheriff during busy holidays etc.**

**The homeowner with garage in violation will be acted upon. Violations must be reported. If you see a violation, report it to the HOA.**

**Meeting adjourned 11:25**