

**Duck Creek Pines
Annual HOA Meeting Minutes
August 13, 2011**

Introductions:

Marshall Andrew called the meeting to order at 10:02am and requested all attendees to sign in.

He announced that our President Melinda Ramberg resigned due to personal reasons. Per article VIII, section 8 (b) He would act as President until new Board can elect positions. He introduced Mike Smith from Desert Edge Management Co. and the Board members in attendance, Mike Himmen, Treasurer, Sharon Vincent, Secretary was unable to attend. Robert Barrus was expected to join the meeting late

Old Business:

2010 meeting minutes were approved.

Guest Speaker:

Bode Mecham was introduced from the National Forest Service. He stated they currently have a 126 acre fire burning southeast of Duck Creek Village, near Alton, but is now under control.

Prior to the Forest Service clearing the underbrush and dead trees around Duck Creek, there was 70 tons per acre of fuel to burn. After the clearing there was 5 to 7 tons per acre. Now with the downed trees from last Decembers storm we are up to 20 tons per acre. He stated that help with cleanup costs could be available from the State. He requested that no firewood be stored on or under decks in the summer time.

Guest Speaker:

Ted Bernard from Sheriff's department:

When questioned about noise from Motorcycles and rental houses having parties, he stated that Kane County as no noise ordinance. If we wanted help in that regard we should contact the County Attorney for a noise ordinance to be drawn.

He also said we still do not have 24/7 staffing on the mountain But we have the most of all areas.

They are still working on a sub-station/bunkhouse on Redwood/Duck Creek Ridge Rd.

This year they have had 21 false alarms from Cedar Mountain which took their time for responding and they are looking at possibly charging in the future for false alarms.

Follow-up from last years burglaries, he was happy to report 2 suspects from Las Vegas have been arrested, tried and sentenced to jail.

Guest Speaker: Kane County Water, Jeff Hoyt

Reviewed the 20% increase in water costs. But that is still very reasonable. It is the first increase they have had in 10 years.

He provided vacuum fittings for hose bibs which prevent backflow when using outside hoses. Jeff may be contacted at 682-4997 for any water problems. He stated that water for outside irrigation was not supposed to be used, but we are well under the water usage available to us. Jeff encouraged all property owners to shut off their water service at the meter when leaving the mountain.

Property Management Update:

Mike Smith announced to the group that he has new software to better track issues and improve follow-up.

The possible change in collection of HOA dues was discussed.

New law in Utah requires a Reserve Study for Property owned by HOA's. Our HOA owns only one sign as an HOA and has plenty of reserves to replace it.

Financial Report:

Mike Himmen, Treasurer, reviewed the financial report and all attendees received a copy. Also, a copy is attached to the minutes.

Architectural Review Committee Update:

Aric Boston reported that there was not a lot of construction activity over the last year. The committee approved seven submittals—2 cabins, 1 garage, 2 deck additions and 2 miscellaneous submittals.

Road Committee: John Redlein

Desert Mountain is offering a durablend which may be an alternative to the Mag-Chloride. Permazine may also be an alternative which is more expensive but last for years. Suggestion was to look into these alternatives. John reported that Ralph Rose resigned from the committee.

Nominations and Elections of open Board positions:

Aric Boston requested that the nominations and elections be done in accordance with the Bylaws. Board positions should be for 2-year terms. The Board then elects the officers for the Association to 1-year terms. Two Board positions are open this year, three will be open next year. Aric Boston and Mike Himmen were nominated to fill the two open positions. Mike Himmen was re-elected. Aric Boston was elected to the Board.

Downed Trees:

There was discussion as to whether we could mandate tree cleanup by lot owners. Marshall requested that property owners provide names and contact info for contractors they are satisfied with-then a list will be compiled and made available on our website

Developer update:

Robert Barrus said the appraised value of his unsold lots have dropped to \$92,000 per acre. He still has 30 to 34 unsold lots. Currently there are approximately 100 lots developed in the sub-division. He agreed that the Real Estate signs throughout the sub-division including his lots are over done. He will work with his listing agent to reduce the number of signs posted to between 5 and 10. He also said that Ron Wilson may have Grant Money from the State for tree clean-up. Need to hire someone to manage and update. Melinda Ramberg can no longer do this function. Aric to follow-up. Either way Robert committed to tree clean-up on his lots this year.

CC&R's

The CC&R's for phase 6 is different from 1 through 5. The main difference is the water. Also, all phases lack some provisions, and some changes are needed. The Board will make proposed revisions for all to review and get changes passed. 67% majority of lot owners is required to change.

Meeting adjourned at 12:30