



**Duck Creek Pines
Annual HOA Meeting Minutes - Overview
July 17, 2010**

**Board Meeting was held at 9:00 am prior to HOA meeting.
In attendance were Robert Barrus, Michael Smith, Marshall Andrew, Sharon Vincent and Mike Marsek.**

Key Points of Meeting:

- Security
- P&L
- Forest Service Prescribed Burns
- HOA Violations and Property Liens
- Architectural Review Regarding Outbuildings
 - Fences, Play Equipments, Sheds, Fire Pits, Expansions
- Schedule of fines for CC&R Violations
- Cabin Rentals related to violating CC&R's
- Delinquent Dues
- Review Lien time frames
- Board Positions

Meeting adjourned at 10:00am



Duck Creek Pines
Annual HOA Meeting Minutes
(To Be Approved At Annual 2011 Meeting)
July 17, 2010

Call to Order: 10:05am

Introductions:

Guest Speaker from Sheriff's department representing Ted Bernard.

The Sergeant discussed ATV safety on mountain has become a major problem. Lack of adult supervision is apparent and there are rules for age requirements under 18 years old. Our DCP Website has listed the rules and regulations and a link for all to reference.

Burglery: Residents should watch out for each other. Keep your eyes open for suspicious activities. Sergeant recommended we keep serial numbers on our equipment, which provides them a better chance of returning the stolen items to rightful owners.

Patterns of break-ins:

- **Went through back doors.**
- **Used a crow bar to gain entrance.**
- **Remoteness of cabin.**

Hunting Season is upon us. They are not allowed to hunt in residential subdivisions.

There are 3 main deputies assigned to Cedar Mountain.

Duck Creek Pines has had 4-5 burglaries. Alarm systems are very effective as long as they don't have false alarms. Currently, there is no charge to homeowner for false alarms but that could change.

Non emergency call should be to 435-644-2349. Of course, 911 for emergencies.

Mentioned that they had just cracked large burglary ring. All are in jail in Las Vegas. Kane county largest hit was \$40,000 in Strawberry. Two-thirds of suspects live in the area. One-third is from California. Also, college age kids out of Cedar City were involved in smaller thefts as well. Thirty burglaries must still be solved. During Duck creek days there will be 10 officers on duty and will patrol each subdivision.

Marshall thanked the Deputy for a good job.

Forestry Service:

Bode Mecham discussed prescribed fires in the area.

Local Burns: Zion County most dangerous fire hazard right now. He recommended the following:

- Make a fire break around your cabin
- Replace wood shake roofs
- Keep pine needles cleared from roof and gutters
- Wood piles on or under your deck catch fire quickly.
- Burn piles will be burned depending on rain and snow

We thanked Bode for coming and giving us that information.

Marshall mentioned that the Bark Beetle can attack other types of trees. The ponderosa pine can fight off the beetles. He said the spraying your own trees could help. Your wood pile should be at least 30 feet from your house. Fire wise, the best trees to have are Aspens.

Snow Removal:

There is an opening meeting the 2nd Saturday of every month at 9:30 am located at the Cedar Mountain Fire Protection District.

The main reason for snow removal is for emergency access. They have been operating in the red for 4 years. The budget for snow removal is always a guess. They take the average of the last two years.

Considering managing budget with other options that need to be reviewed.

- 1st option to control is the expense with contractors and bidding process.
- 2nd option to lease equipment and do the snow removal in house with own employees.
- Keep the money on the mountain for snow removal and each community being responsible for snow removal.

FYI www.duckcreekpines.com no longer has a password for access.

Old Business:

2009 minutes were approved as submitted.

Financial Update:

Mike reviewed A/R Summary. It was suggested we change the time frame to charge a lien against the property. There was a \$5,000.00 increase of delinquency. Our CC&R's allows for 30 days. An increase in timeframe of past due fees was recommended. The increase in past dues is due to people losing their homes and overall economy

Delinquency has doubled since last year. It was suggested that the lien time be changed to 90 days. The fee for filing a lien is \$200.00 and is charged to the homeowner. They usually ignore the HOA dues until legal fees are applied.

A motion was made that we change the lien time to 90 days. It was 2nd and passed.

It was suggested that we explore possibilities other than Mag Chloride. Possibly chip sealing but would be an increase to homeowners.

New Business:

Board Elections:

Nominations / Vote of Board positions from the Floor.

The CC&R's water conservancy district Phase 1-5 are mis-stated. Should be updated to reflect change. The Board will review CC&R's. Approval to change CC&R must have a 67% approval from all owners. This will be a very difficult process and the board will review options and possible need for legal counsel.

Miscellaneous Topics Discussed:

There is a county nuisance ordinance 7am to 10 pm.

Rental properties are a problem. Renters don't live on the mountain and don't know our rules. The homeowner can be assessed the fine.

If renters are really out of hand they can be evicted off the property. Contact Desert Edge Management for more details.

Contact the Sheriff for major problems. The homeowners are directly responsible for the renter's actions.

Lot on Willis Creek Rd has made a trailer pull through for camping. Owner is aware he is in violation of CC&R's.

Melinda Ramberg submitted a recommendation a fee schedule for a violation of CC&R's.

- Minor infraction
- Intermediate infractions
- Severe infractions

Also, it was suggested we have a nice message board be built at the entrance to Duck Creek Pines.

Development Update:

Robert Barrus said he sold 1 lot last year. He has 39 lots left and sales are very slow. There are 5 cabins in foreclosure in Duck Creek Pines. Property values will come back. Lots are selling at \$200K an acre.

Architectural Committee:

They need a volunteer to be on the Architectural Committee. Aric Boston volunteered to help.

It was mentioned that most of the builders are aware of our CC&R's. However, some don't pay attention to them. We need to be diligent in watching for violations in process. Fines are assessed as necessary.

There should be clarification for types of fencing. All plans for fencing should be sent to the architectural committee for approval.

Road Committee:

We have been using mag-chloride for 8+ years. We could check into other options as stated in a previous paragraph. Swains creek is very happy with Durablend.

Bill Vincent suggested that we start earlier, possibly May.

Vote Results For Board Elections:

Marshall has been President for 8 years and has decided to not run for re-election.

Melinda Ramberg was unanimously elected President.

Marshall was elected Vice-President

Sharon Vincent: Secretary

Mike Himmen: Treasurer

Meeting adjourned at 11:58