

**Duck Creek Pines
Annual HOA Meeting Minutes
July 19, 2008**

Duck Creek Pines HOA President Marshall Andrew called the meeting to order at 10:00A.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 Trustees, Vice-President Robert Barrus, Treasurer, Ricky May, Secretary, Sharon Vincent and Mike Smith, with Desert Edge Management.

2007 Minutes

Marshall Andrew made a motion that the 2007 minutes be approved as published. Motion to approve minutes was passed.

Budget Review

Ricky May reviewed the financials. He discussed past due HOA dues and stated that liens are and will be placed on properties that are past due. Currently there are 35 properties that are over 90 days past due. Profit & Loss and Balance Sheet were distributed to all in attendance.

Old Business

Discussed transfer of water system to Kane County Water Conservancy. Robert Barrus explained the benefits of the water system transfer. Jeff Hoyt stated that we now have 3 wells and 2.5 Million gallons of storage in the system. The new water system billing will automatically notify you of a high water reading. Jeff also discussed the issue of water leakage. He recommends turning the water meter off at the street. He provided his emergency # 682-4997. A suggestion was made that Jeff notify Mike at Desert Edge Management so he can e-mail the Homeowner if a high water reading occurs. August 1st is complete turnover date to Kane County Water. Exchanges of meters will take place throughout the next year. Robert Barrus suggested to Jeff that he notify the homeowner when their meter is going to be switched out. For example, by phase # etc. There is a connection fee of \$950.00.

Robert gave update on sales in Duck Creek Pines. He said 38-40 lots are still available in the development. Sales are slow due to the economy. There are no more areas available for development. So, our investments are still in good shape. A comment was made re; keeping Duck Creek Pines as the “elite area” on the mountain. Robert said we are still the better area due to CC&Rs and architectural committee. Duck Creek Pines is still the preferred area to live in on the mountain. He also stated that he wishes to be taken off the board but that he would stay on in an advisory position.

New Business

- Security and Neighborhood Watch: Marshall stated that over past year there have been no major security issues in our subdivision.
- Compliance of CC&R's and Architectural requirements: 2 violations were noticed. Both were garages, built by the same builder. He has been notified that we have architectural requirements. Architectural Committee contact information will be updated on the website. Major concern was voiced to keep compliance of CC&R's and Architectural requirements. Mike at Desert Edge asked how aggressive does the HOA want to be on these violations .Current violators will be required to correct problem or pay fines. All homeowners should be aware of any violations in progress and report them immediately.
- A suggestion was made not to feed any of the wildlife.
- Marshall brought up the fact that there are a lot of "signs" posted in the subdivision. Such as business advertisers, contractor signs and etc. This is unsightly and against our CC&R's. Homeowners will be sent letters to have signage removed within next 30 days.
- Fencing issues were brought up. CC&R's cover type of fencing allowed. Suggestion was made that this issue be included in the letter being sent to homeowners and a reminder of CC&R requirements.

Road Committee

- Mike discussed mag chloride application and need for the road to be watered down prior to application. Ralph Rose is going to keep the homeowners informed when mag chloride is to be applied next year.
- A suggestion was made for speed limit signs. Action item was set to explore

Snow Removal

Roads were plowed a little too deep this past winter. A suggestion was made to call the county and discuss not plowing so deep next winter.

Action Items

- Find homeowners that are behind in HOA dues. Possibly charge additional fees on past due accounts.
- Review architectural violations in the development.
- Set up system to notify homeowner is they have a high water reading possibly due to a leakage. Robert suggested that a letter be sent to the water conservancy that steps be taken to notify homeowner if their water has been shut-off and the reason. A note on the door or

email if address is available. Melinda Ramberg volunteered to work with Jeff on notifying the homeowner and keep them informed of progress on conversion...when they are scheduled for meter conversion and any other pertinent information. Info will also be posted on the website.

- Jeff suggested that we put up an “Information Board” at the entrance to Duck Creek Pines for the purpose of relaying information to Homeowner when they come in the development. A motion was passed to install the information board.
- Letters and follow-ups are to be sent to homeowners in violation of CC&Rs, to give them a deadline for correction of any violation. This is to include structures, fencing and other violations. Mike Smith with Desert Edge will check with county regarding setbacks....why ours don't match theirs.
- Letters to be sent to people who have signs up, other than Real Estate signs, to be removed with 30 days.
- Follow up with county regarding speed limit signs in neighborhood. Robert approved \$250.00 to buy signs. A suggestion was made to reduce speed limit to 15MPH. John Redlein to follow up with county.

The meeting was adjourned at 12:05