

**SWEETWATER GOLF COURSE HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES¹
HELD MAY 15, 2021**

Board Members Present:

Mark Anderson
Mark Weiss
Burke Christensen
John Sullivan
Jim Roberts
Jon Ord
Don Jardine
Greg Vause

Board Member Absent:

Jon Nichol

Others Present:

Tiffany Wahlberg
Doug Pincock
Diane Bell
Carol Hirschi

1. Call to Order:

Mark Anderson, President called the meeting to order at 9:04 a.m.

2. Approve Board Meeting Minutes:

This agenda item was skipped.

3. Finances/Treasurer's Report:

Tiffany Wahlberg presented the Financial Report and responded to questions. She agreed to distribute the Financial Report to the Board members via e-mail.

4. Online Payment Options:

Tiffany Wahlberg asked for this agenda item because a number of members have requested that the HOA implement an online payment option for the payment of dues and fees. Tiffany explained how payments are currently made to the HOA and outlined various

¹ The meeting was held electronically, via ZOOM.

online options that might be implemented. The sentiments expressed appeared to favor charging a flat convenience fee. It was moved by Burke Christensen and seconded by Mark Weiss that the issue be assigned to Mark Weiss and Tiffany Wahlberg, who are to report and make recommendations during an upcoming Board meeting. The motion carried unanimously.

5. **Insurance Matters:**

Burke Christensen agreed to review the HOA's insurance coverage and report back to the Board.

6. **Bear Lake Water Company (Governor Cox's Drought Proclamation):**

Mark Weiss and Mark Anderson, who represent the HOA on the Bear Lake Water Company Board of Directors, reported concerning current water company activities and the status of water rights held by the water company. Damage caused to the roads and to water lines due to large trucks traveling on hillside roads during the winter was discussed. Burke Christensen offered to check into the HOA's legal right to block trucks during the winter, and report back to the Board.

7. **Snow Removal:**

Greg Vause reported on the extremely mild, insofar as snow totals are concerned, winter. While problematic in other ways, low snowfall did reduce the cost of plowing the roads.

8. **Weeds:**

Don Jardine briefly discussed the HOA's efforts to control noxious weeds along roads owned by the HOA. Tiffany Wahlberg indicated that weed control cost the HOA \$5,000 last year. Doug Pincock volunteered to get competitive cost quotes for weed control services. It was moved by Greg Vause and seconded by John Sullivan that Doug Pincock be delegated authority over weed control, including the authority to enter into a contract on behalf of the HOA. The motion carried unanimously.

9. **Roads (Mag Water June 29th/Pinto Circle/Maintenance and Restoration/Problem Areas/Drainage Issues):**

Jim Roberts reported concerning the HOA's road maintenance activities and drainage issues that are being exacerbated by the rapid building and development that is going on within our HOA. Road maintenance work will cost \$80,000, and that is not enough to address all of the problems, particularly drainage issues. Burke Christensen volunteered to assist with the road effort. Some roads in the HOA were not installed by the original developer, who went bankrupt. If a road does not exist, anyone building a cabin is expected to improve the road at least as far as necessary to access the cabin. This requirement will be added to the HOA building standards. Once a road has been installed, the HOA will assume responsibility for maintenance.

10. Signs (Missing Street Signs; Damaged Stop Signs/Additional Signage Needs):

Burke Christensen reported. Doug Pincock volunteered to help get the street signs up. John Sullivan stated that he would repair two stop signs that have been broken off (with Mark Weiss and Mark Anderson providing unskilled assistance).

11. Building/Development:

Jim Roberts reported that, as authorized by the Board, builders are now being charged a \$5,000 deposit, which will go toward the restoration of the roads. He stated that 30 houses are currently under construction, with an additional six or seven that have not yet started.

12. Short Term Rentals:

Greg Vause reported concerning short term rentals in the HOA. Mark Anderson offered to prepare a statement to clarify that the HOA's CC&Rs have not been changed to allow short term rentals, as allegedly is being claimed by some local realtors. After Mr. Anderson has prepared the statement, he will run it past the Board members, then the HOA's attorney. The statement will be given to local real estate brokers and agents. Greg Vause discussed the HOA short term rental fee that is based on approved occupancy rates. Some owners of short term rentals have requested a lower occupancy rate, with an accompanying lower fee, but Rich County has refused to cooperate. Tiffany Wahlberg mentioned the role played by the Fire Marshal in establishing maximum occupancies. Greg Vause agreed to check with John Spuhler and the Fire Chief, Mike Wahlberg.

13. HOA Management (Guest Pass—John Spuhler):

Mark Anderson reported that John Spuhler's company took on The Reserve as a client this year and, as a consequence, did not have the time or resources to address our short term rental and other management needs. Mr. Anderson strongly recommended that the new Board, after the annual member's meeting, follow up with Mr. Spuhler for next year.

14. Annual Meeting/Proxy Voting/Powers of Attorney/Annual Meeting Minutes:

The annual meeting will be held on June 12. Don Jardine volunteered to see if the Ideal Beach Resort will be available and, if not, to locate an alternative site. John Sullivan agreed to be responsible for recording equipment for the meeting. Tiffany Wahlberg will check with Bob Peterson and Mark Anderson will check with Allen Edwards, to see if we can locate minutes for the last members' meeting, which was held in 2019. Mark Anderson will prepare an annual meeting notice once we have identified a meeting location. Tiffany Wahlberg will mail the notice, along with a Proxy prepared by Burke Christensen, to all HOA members.

15. Board Election:

Mark Anderson reviewed the six Board positions that will be up for election, three for a two year term and three for a three year term, reporting that he and Jon Ord have decided not to seek reelection.

16. Resident/Property Owner Concerns:

Mark Weiss noted that an RV has been parked on a vacant lot next to his cabin. Jim Roberts stated that construction job trailers are ok but, otherwise, trailers are not allowed on vacant lots. Mark Weiss offered his house to the owners of the vacant lot when he explained to them that the trailer is not allowed. Mark Anderson will write a letter to the property owners.

17. Possible Amendments to the Bylaws:

No one in attendance had any recommended changes for the Bylaws.

18. Other Business:

John Sullivan noted that our Rich County Garbage dumpsters are reaching full capacity. Mark Anderson agreed to discuss with Frank Corgiat the possibility of the Sweetwater Park HOA improving its dumpster area. There was also a brief discussion of weeds in the parking area owned by the HOA and equipment that has been parked there, making weed control and maintenance difficult. There was also a discussion of the proposed development of a 500 unit RV park at the base of Hodges Canyon, and the impact that will likely have on our roads. There appeared to be unanimity in opposition to the proposed development.

19. Schedule next Board Meeting:

The next Board meeting will be held immediately before the annual member's meeting on June 12th.

20. Adjourn:

Mark Anderson declared the Board meeting to be adjourned at 11:46 a.m.

Approved this 12th day of June, 2021.



Mark Anderson, President