

SWEETWATER GOLF COURSE HOA
BOARD MEETING
SEPTEMBER 8, 2018

Board Members in Attendance: Alan Edwards, John Sullivan, Jon Ord, Jim Roberts, Bob Peterson (via phone), Mark Anderson

Others: Tiffany Wahlberg

1. Approval of minutes of the April 28, 2018 Board Meeting, the June 16, 2018 Board Meetings, and review of the June 16, 2018 Annual Meeting minutes—Alan Edwards-
The following corrections to the April Minutes were noted-The motion to approve fees should say lot fee of \$67 and cabin fee of \$155. Move motion for fees above snow plowing. Under “weeds”, the minutes should say spray, not spay. Building and planning should say the time limit on Parry’s foundation expires this year. Under short-term rentals, the motion should be to get legal advice for the year. Add a section for the website that says the location to which building permits should be sent needs to be updated to Jim Roberts’ information. Motion to approve the April minutes as corrected by Jon, 2nd by John, vote was unanimous.

June afternoon Board Minutes-Motion to approve by Jon, 2nd by John, vote was unanimous.

June morning Board Minutes-Motion to approve by Jon, 2nd by John, vote was unanimous.

Annual Meeting-Motion to approve as drafted to present to the membership by Jon, 2nd by Mark, vote was unanimous.

2. Financial Report—Tiffany Wahlberg
The road maintenance invoices will total \$60,000. After the road expenses, cash will be down by about \$10,000 from last year. Receivables are down by \$23,000 from last year and more of the large accounts will be collected in the next few weeks as lot sales close.
3. Road Report—Alan Edwards (for Don Jardine)
The road work has been completed. Apex Engineering may be able to take on the management of the contractors. Alan and Jim are willing to take on the road work with the understanding that Apex will take over the management. Jim suggested that Apex also install the speed bumps in the spring.
4. Building Report—Jim Roberts
The building application form has been updated on the website. Norm Mecham is proposing to combine existing lots with the golf course area. He has not addressed the water issue. The HOA will not approve anything that the water company has not approved. The board will be discussing a change to the bylaws to not allow any structure that could not have been built on the original lots. This would apply to any expanded lot. Mark would like the HOA approval to be conditioned on that restriction being recorded against those particular lots.
5. Weeds Report—Alan Edwards (for Greg Hudnall)

Greg spent 3 Saturdays marking the map for the county to spray. Someone from the HOA really needs to ride around with the county, but it is difficult to do during the week. Greg is working with the county on a write-up for the website.

6. Signs and Dumpster Report—John Sullivan

John still needs to put new signs up on Dove Circle, Wedge Way, Hawk Circle and a few more, but he needs to get additional hardware. Mark has the sign for the cul-de-sac across from him and will get it to John. Kyle Spuhler has not responded to requests for an invoice. Tiffany will send him payment of \$300 and note that it is final payment.

John will put a sign across from the dumpsters that say “No Camping”. Bob’s kids will do a final cleanup in about 2 weeks and haul off the basketball hoop. Bob will get Tiffany an amount so she can get them paid. The county signs have helped with the mess. Bob would like to purchase better cameras if the county really will cite people. He will talk to the county about helping pay for them.

7. Website Report—Jon Ord

The heading with the short-term rental information will be removed and replaced with a note about limiting water usage. The address for the HOA will be listed as PO Box 183 for payments and PO Box 412 for all other correspondence. Jon provided Tiffany with an invoice to pay.

8. Water Report—Mark Anderson

The water company is doing what it can to purchase water rights. The repairs will also help to control usage by limiting the leakage. Outdoor use causes the highest water usage. The state has recommended water conservation tiered rates and the water company is working toward implementing those. The trailer park will become metered next year. The Local Improvement District paperwork was misplaced by the county. Mark and Alan will be meeting with the county the first week in October to move everything forward.

9. Bylaws Review and Amendments: size of construction; vehicles, parking and trailers; coordination with CC&Rs—Alan Edwards, Mark Anderson

See attached Bylaw amendments which were discussed by the board.

Rental (Article IX)-Motion to approve by Mark, 2nd by John, vote was unanimous. Bob will get a list of rentals from the county and will work to get the contact information out to the owners.

Parking (Article XIII)-Motion to approve by John, 2nd by Jim, vote was unanimous. Bob will send a letter to known renters asking them to let renters know they can’t camp or bring trailers.

Construction (Article XIII)-There was a motion and a second to approve Article XIII, vote in favor was unanimous.

RV Vehicles (Article XIV)- There was a motion and a second to approve Article XIV and a second, vote in favor was unanimous.

10. Rule changes to coordinate with Bylaws changes and common areas—Alan Edwards

There was a motion and a second to approve the proposed changes to the Rules, the vote in favor was unanimous. A copy of the new Rules is attached to these minutes.

11. Fine Schedule Changes—Alan Edwards (for Bob Peterson and Greg Hudnall)

There was a motion and a second to approve the proposed changes to the fine schedule, the vote in favor was unanimous. A copy of the new Fine Schedule is attached to these minutes.

12. Assignments and plans for the coming months—Alan Edwards

Bob will prepare for snowplowing, Alan will work on insurance renewals. Don is no longer able to manage the road maintenance, so Alan will work with the engineer, with whom the HOA contracted to supervise road maintenance.

Article IX

RENTALS

The Declaration states: "No commercial trade or business may be conducted on any Lot in the subdivision." This may include short-term rentals. Without waiving any right of the Association, any short-term rental, defined as any rental for a period of less than thirty (30) consecutive days, that is subject to the Rich County Short Term Rental Ordinance, Ordinance No. 82, shall comply with that ordinance, including obtaining a permit from Rich County and complying with all of the terms, conditions, and requirements of the permit and ordinance, and Page 15 of 19 shall also comply with the Governing Documents of the Association. Should it be legally determined that short-term rentals constitute a commercial trade or business the Declaration will be enforced. Recreational vehicles, motor homes, camping trailers, or similar vehicles may not be placed upon any Lot, road or Common Area, in conjunction with a short-term rental. Owners are responsible for all actions of their renters and any guests. Owners are responsible to notify renters and guests of the Rules of the Association

ARTICLE XII PARKING

The roads of the Association are not to be blocked, wholly or partially, by parked cars, boats, recreational vehicles, motor homes, trailers, etc. in any manner that impedes normal or emergency traffic. Recreational vehicles, motor homes, camping trailers and similar vehicles may not be used for camping or any other purpose on or near roads or Common Areas, including parking areas, owned by the Association, and may not be parked for a period of more than 48 consecutive hours. Intersections are not to be blocked by vehicles in any manner at any time. If a Page 16 of 19 parked vehicle, boat or trailer blocks a road or intersection, it is subject to be towed at the owner's expense. If a recreational vehicle, motor home, camping trailer or similar vehicle is used for camping or any other purpose on or near a road, or Common Area, including parking areas, owned by the Association, it is subject to be towed at the owner's expense

ARTICLE XIII

APPROVAL FOR CONSTRUCTING A DWELLING, OR OTHER STRUCTURE, OR FOR EXCAVATION IN THE ASSOCIATION

No construction on a Lot may take place until the Member obtains approval from the Association. All persons desiring to place, erect, or construct a single-family dwelling or related structure or improvement on any Lot, as allowed by the Declaration, or desiring to alter, amend, or add to any existing improvements, must obtain permission in writing using a form approved by the Association's Planning Committee before any construction activity is initiated. Required forms can be obtained from the Association's website, www.sgcha.com.

If one dwelling is proposed to be placed on two or more Lots owned and to be used by the same individuals, the Planning Committee shall limit the size of the approved dwelling and any related structures, including solar panels, to no more than could have been placed on the largest of the individual Lots involved. This size limit is in addition to any other considerations the Planning Committee may use in reaching an opinion of whether the design, contour, materials, shapes, colors and general character of the improvement are in harmony with existing structures on the Lots and neighboring Lots, and in harmony with the surrounding landscape, and does not require approval of a dwelling and related structures that are as large as the maximum that could be placed on the largest of the original Lots.

If one dwelling is proposed to be placed on any Lot or group of Lots the size of which has been expanded since the Declaration was originally recorded with the County Recorder and the development was originally platted, the Planning Committee shall limit the size of the approved dwelling and any related structures, including solar panels, to no more than could have been placed on the original Lot, or the largest of the original Lots if Lots are being combined. This limit is in addition to any other considerations the Planning Committee may use in reaching an opinion of whether the design, contour, materials, shapes, colors and general character of the improvements proposed to be constructed are in harmony with existing structures on the Lot(s) and neighboring Lots, and in harmony with the surrounding landscape, and does not require approval of a dwelling and related structures that are as large as the maximum that could be placed on the largest of the original Lots.

ARTICLE XIV

RECREATIONAL VEHICLES, MOTOR HOMES, CAMPING TRAILERS AND SIMILAR VEHICLES

The Declaration prohibits the placement of mobile homes, trailers and similar structures and vehicles on any Lot. This prohibition is interpreted to allow one recreational vehicle, motor home, camping trailer, or similar vehicle owned or leased by an Owner to be parked as inconspicuously as reasonably possible on that Owner's Lot after a dwelling has been completed on the Lot. This interpretation does not allow for the use of any such vehicle for camping, sleeping or any other purpose on that Lot.

RULES
SWEETWATER GOLF COURSE
HOMEOWNERS' ASSOCIATION
EFFECTIVE SEPTEMBER 8, 2018

1. OBEY ALL STATE AND LOCAL VEHICLE LAWS, ORDINANCES AND RULES
2. ATV, MOTORCYCLE & SNOWMOBILE SPEED LIMIT IS 15 MPH
3. ATV'S AND MOTORCYCLES MUST HAVE APPROVED MUFFLERS
4. ATV'S AND MOTORCYCLES ARE TO USE LIGHTS AT ALL TIMES
5. NO FIGURE 8'S, CIRCLES OR OTHER STUNTS ON ASSOCIATION ROADS OR PROPERTY
6. NO ATV OR MOTORCYCLE OPERATION OFF ROADS
7. CHILDREN UNDER 14 YEARS OLD ON AN ATV, GOLF CART, MOTORCYCLE OR SNOWMOBILE MUST BE ACCOMPANIED BY AN ADULT
8. USE OF ROADS BY ATV'S IS FOR ACCESS ONLY
9. DO NOT LEAVE TRASH OUTSIDE OF DUMPSTERS AND OBEY RULES POSTED IN THE DUMPSTER AREA
10. LOUD NOISE CURFEW AFTER 10:00 PM
11. NO OPEN EXTERIOR SOLID FUEL FIRES ALLOWED, EXCEPT WITHIN FIRE PITS APPROVED IN WRITING BY THE GARDEN CITY FIRE MARSHALL
12. NO FIREWORKS ALLOWED AT ANY TIME
13. NO PARKING ON ROADS THAT INTERFERES WITH NORMAL TRAFFIC FLOW
14. RVS, MOTOR HOMES AND CAMPING TRAILERS MAY NOT BE USED FOR ANY PURPOSE
15. PETS ARE TO BE UNDER CONTROL AT ALL TIMES
16. NO HUNTING OR DISCHARGE OF FIREARMS PERMITTED
17. OWNERS ARE RESPONSIBLE FOR ALL ACTIONS OF THEIR RENTERS AND ALL GUESTS
18. VEHICLES NOT ALLOWED BY THE DECLARATION (CC&Rs), INCLUDING UNREGISTERED VEHICLES THAT ARE NOT GARAGED, ARE PROHIBITED
19. ALL PROVISIONS OF THE DECLARATION (CC&Rs) AND BY-LAWS ARE TO BE COMPLIED WITH

A VIOLATION OF THESE RULES MAY RESULT IN THE LEVY OF A FINE OR PENALTY AND/OR OTHER ENFORCEMENT ACTION

SWEETWATER GOLF COURSE HOA FINES

The By-Laws of the Sweetwater Golf Course Homeowners Association authorize the imposition of fines by the Board against HOA Owners for violations of the Governing Documents of the Association. By Board action on September 8, 2018, the fine schedule below was adopted and becomes, by reference, part of the Governing Documents of the Association. Should a fine described below be imposed by the Board, Owners are entitled to all rights and procedures contained in Utah Code Annotated, Section 57-8a-208.

<u>Infraction</u>	<u>Maximum Fine</u>	<u>Notes</u>
Use of any fireworks	\$1,000/Occurrence	Safety Violation
Discharging Firearm	\$1,000/Occurrence	Safety Violation
Hunting	up to \$1,000/Occurrence	Safety Violation
Outside Solid Fuel Fire	up to \$1,000/Occurrence	Safety Violation
Building Activity W/O Permit	\$1,000	
Violation of Building Procedure	up to \$250/Day	
Parking Violation	up to \$250/Occurrence	Safety Violation
Failure to Control Pets	up to \$50/Occurrence	Safety Violation
Vehicle Operation Violation	up to \$250/Occurrence	Safety Violation
RV/Similar Vehicle Usage Violation	up to \$250/Occurrence	
Violation of Noise Curfew	up to \$250/Occurrence	
Trash/Dumpster Violation	up to \$250/Occurrence, Plus Cost of Hauling Trash Not Allowed in Dumpsters By County	
Prohibited Vehicle Violation	up to \$250/Day	
Other Violations of By-Laws Or Declaration (CC&Rs)	up to \$250/Day	