

SWARM 2011 Annual Meeting Minutes

Meeting date: August 13, 2011; Brown Pelfrey's property (28501 Skyview), 2:30pm (2:15pm actual) following a potluck lunch (that began at 1pm)

Board Members in Attendance: Catrina Fish, Doug McHart, Linda Jarvis, Brian Corzilius, Brad Sears, Larry Rivers, Craig Mountain.

Visitors Present: See sign-in sheet record: 18+ individuals, 11+ properties represented (beyond 2010/2011 Board Members and their families)

Catrina Fish (President) opened the meeting by thanking everyone who came and extending appreciation to Brownie for hosting the Potluck and Annual Meeting at his property. Catrina then asked if everyone could introduce themselves.

Linda Jarvis (Treasurer) gave a breakdown of the financial status of the association. She noted that our financial status is better this year, thanks to people coming forward to setting up payment plans or paying off their past-due assessments. Linda also noted that some expenses were reduced by either cutting back or performing them herself. The financial handout sheet Linda created and passed out is available on the website.

Brian Corzilius (Secretary) gave a general overview on the status of the roads. He noted that we are interviewing road contractors and hope to have a response soon. The goal is to ensure that road maintenance meets Federal, State and local regulations. Catrina added that this morning she had received a call from Bud Garmin stating his firm would take the contract. Brian pointed out the SWARM handout that had been passed around gave further information on this decision as well as general cost breakdowns for road maintenance. This handout is available on the website.

Catrina Fish had asked Autumn Mountain and Candice Clayton to count the ballots as the meeting began. At this point of the meeting, the election results were presented. 20 ballots were received. **Larry Rivers** and **Craig Mountain** were elected for 1st Gate, Catrina Fish and **Doug McHart** were elected for 2nd Gate, and on Third Gate, **Linda Jarvis**, **Brian Corzilius** and **Brad Sears** were elected.

At this point in the meeting, the floor was opened to announcements, comments, concerns and questions from the members present. A brief listing of such follows:

Fire Safe free chipping of brush was mentioned, with Rose asking people to fill out the matching fund worksheets (see website, near bottom).

Discussion on whether an outside contractor's cost will be more: probably about the same.

Various members pointed out problem areas on their roads and the particular Gate representatives made note.

A discussion on collecting past-due assessments followed with respect to monies needed to ensure roads are kept up. Some spoke of the history of SWARM as well as the legal footing. Liens were mentioned as was the Superior Court judgment of 1992 regarding the ability of SWARM to collect on delinquent accounts.

Discussions turned to the weeds along the roads (ref. fire danger) and member's obligations to take care of them. A mention was made that some property owners may be aging and not able to meet the obligations and whether SWAM could collect more monies and hire someone to do the weed whacking. A couple Board members noted that SWARM's jurisdiction rests with the road maintenance. Rose spoke up that Fire Safe meetings could be scheduled for each Gate, assessing such needs and potential solutions.

One member questioned why the financial report wasn't broken down further (e.g., how many culverts replaced? Where was aggregate/gravel placed?). Member questioned if Association members were being billed for the recent litigation (insurance covered other than deductible & uncovered which are being billed to lawsuit initiator). Member also questioned the 3rd Gate bridge cost breakdown. Board members addressed the issues brought up and referred the member to the website for bridge cost breakdown, etc..

Member asked if we had projected the cost impact of hiring the outside road maintenance firm. One Board member spoke to the contractor advantage (adherence to regulations, bulk purchases of rock, etc.). Member wanted us to consider setting up a quarry here in the Gates and a discussion regarding rock quality, purpose and longevity ensued briefly.

A Board member pointed out (from the handout) assessment charges from other Road Associations and indicated our annual dues are less than half of those noted. A member noted that our rates were fixed by the Court and what we'd have to go through to change them.

A Board member pointed out that rock quality and similar issues are important but that one of the things we have been working on (and will continue to with the contractor) is drainage. That this is fundamental to prolonging the life of the roads and mitigating environmental impacts to surrounding properties and watersheds.

A member asked what guide we will be specifying the new contractor use. She went on to note damage from the drainages to her property, further stating that there is no accountability of SWARM. Other members spoke up: 'Can't do more with people not paying', That 'working with the Board on issues is better than fighting them', etc.

Catrina reminded everyone present of the association's website and the information available there. Katrina asked if anyone had any further issues, and with no one speaking up, the meeting was adjourned at approximately 3:30pm.

Minutes recorded by Brian Corzilius

.end

