Soapstone Summer Homes Annual Meeting Minutes

March 1, 2012

7:00 p.m. Holladay Library

Cabins represented:

 #1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 13,14, 17, 18, 19, 20, 21, 23, 24, 25, 28, 29, 30, 31, 32, 33, 34, 37, 38, 39, 40, 41

Brad Wardle - Welcome

 1) 2011 Annual meeting minutes approved

 2) 2012 Financial Report approved

Palmer DePaulis - Passed out "Implementation Plan for Fire Safety and Fire Equipment Access to the Soapstone Summer Home/Forest Service Area". Wasatch County Fire District has had personnel changes and the person that has been working with our association (Jerry Davis) has retired and been replaced by Clint Neering who is new and young. He was very impressed with the Plan that was presented to him and would like to survey our area. He wants to see if we have done what we said we would do. More gravel needed to sure up road sides, hammerheads, and turnouts. Equipment needed to bush out sides of road like we have done in past. Scott Lindgren to look into equipment rental. Some trees need to be removed and permission has been granted for that.

John Quick - All water tests have passed. Current chlorination system is a hydraulic system based on flow with diaphrams, and it runs on batteries. Debris and silt can cause malfunction. Investigation into an alternative/backup automatic feeder system that uses tablets. Current system is being checked every two weeks during operation. Everything looks good.

Cary Dunn - Discussion of all the work and responsibility of the Water Master. Each year he must turn on water in spring and check lines and valves, maintain lines, repairs, fall shutdown, etc. Recommendation to have fee to Water Master raised to $700, then motion amended to $1000/year. Approved. Brent McAllister is backup/assistant to David Summers with Randy Dangerfield also as a backup source.

Randy Dangerfield - update on water line replacement - Three small lines to be finished at June workday. Lines from Shearer to Cornaby, Davies to Dangerfield, Behunin "T" to #17. David Summers to run a crew up top by Shearers and Randy to run the other two crews. $2,200 for material to finish system. That includes extra valves for the future, so no more expense on the water line, EVER. Yeah! A few valve boxes are and will be needed in the future, but with Brad's connections, hopefully they will not cost the association.

Brad Wardle - Other Items

-Fencing has been an issue for several years. The issue of winter use and a snowmobile gate was discussed. This year the main gate has been used because of lower snow totals. In past years there have been outsiders coming into our area to do extreme snowboarding. Maybe replace snowmobile gate. Randy has checked into replacing fence with 16'Lx63"H green metal corral fencing. 20 panels needed and a section to lay down during winter would be $2680. Pros and cons discussed ( cost involved, existing fence maintenance, etc). Randy said FS has approved the green corrals. The Board is to look into the fencing further.

 -Sign at gate to inform outsiders that it is a dead end with no turn-arounds. This will help avoid trucks and trailers that wonder into our area and can't get turned around. Motion approved for sign.

-Workdays are June 11th and August 11th. County to provide dumpster for workday. Remove dead trees, especially at gate. Finish water line replacement as mentioned above. Fence and road repair as needed. Lots of work to be completed so we need a good turnout on the June workday.

-Picnic on August 11th workday. Carol Bowden offered to Chair the picnic committee.

-Dues $125 for 2012 approved.

-Soapstone association website **www.thecabins.weebly.com** . Developed by Brad Wardle and consists of updates, weather conditions, pictures, minutes, maps, links, etc. Please check it out. If you have anything to add to website, contact Brad Wardle or Ky Larson.

-Election of two new Board members to replace Cary Dunn and Randy Dangerfield. Gleed Toombes #31 and Blake Behunin #37 were voted in.

-Cabins for sale- Behunin #37

-Cell phone coverage - Scott Lindgren looked in boosters/amplifiers. Justin Toth #29 can get reception, off and on, from his deck. Also possibility for internet service through Hughes net at $50/mo. Justin is willing to place device on his property (if not to unsightly). FS also told Randy that one could be places on water tank.

-Permit fees - Discussion on fee increase. Brad has tried to find out info from the FS and he has been unable to reach Jeff Ward and others he has talked to don't know. National Forest Homeowners Association (NFH) has been working on it for the past 3 years. Currently trying to get the CUFFA Act passed. Those of you who are not a member can join for $40/year. Those interested can contact Ky Larson. Any e-mails received by Ky have been forwarded to our association owners.

-By Law amendment discussed to change the annual association meeting from February to March. Justin Toth looking working on it. The association has to vote on any changes so it is either voted on next year or there is another meeting called. Justin also looking into vote by e-mail.

-Forest Service has closed most all trails to ATV's so double check. They are passing out hefty fines and taking no excuses if caught.

-Forest Service spray for pine beetles? Most likely not due to budget cuts.

-Thanks to Brad, John, Palmer, David, Randy and Ky and other Board members for all their hard work.

Meeting adjourned at 8:05pm

\*Board members elected Brad Wardle as President and Gleed Toombes as VP. Board requesting By Law change for the option to allow president to stay in for two years. The president has more responsibilities now than 20 years ago, and the yearly turnover is hard on the association and new incoming president.