

Sunset Cliffs Inc. Annual Meeting Minutes
27 April 2019 at Richard Wilson Cabin

Conducting: President Richard Wilson
Opening Prayer: Scott Davis

I. Bank Balance 3/29/19 \$57,451.10

II. Assessment Report: Assessments will continue for another year. Assessments received to date: Kent, Karl, Marba, Richard.

- Marie donated backhoe to Sunset Cliffs for \$1 plus assessment for the year. SCI will write her a check for \$601.00 and she will write one back for her assessment plus \$1.

- Richard informed us the tractor and bobcat belong to him. Both are used for SCI purposes. He did not make a decision at this time as to whether he wants reimbursement for usage or not.

III. Robert on phone call from Alaska made a request for approval for Sabrina's brother (who did the work on restoring cabin #1) to bring a youth conference to the cabin in June. 24 youth plus adult leaders. Discussion. Vote: 9 in favor, 0 against. Robert will try to accompany group, and they will camp and not use the shower house for showers. Richard volunteered his cabin and to be the family host if Robert cannot come. The dates are Tuesday, June 25 and Wednesday, June 26th.

- Robert discussed again making a camping/RV area on the southwest 40 acres of the property.

- Brandon provided a rough map of a similar thing; but the area would be in the west end of the common area, north of Karl's garden and west of the bowery. There is already existing water to that area and a new road could be made going down the center so as not to impact Lloyd's (and other cabin sites), access road to cabins. It would not take much work to create some pads for tents and trailers. Brandon offered to help with this project. Items discussed in connection with this project:

- Water pressure and water rights are an issue. Small tank with pump is a possibility to help with pressure issues, and if more water rights could be purchased.

- Purchasing water rights – necessary if a 2nd shower house and septic tank were to be constructed.

III. SCI LLC – Lucas Parker: Every family needs a trust with their cabin included. Karl, Hugh, Virginia do not have family trusts, yet. Some with trusts do not have their cabins included. Last year (2018) contact information was given for a lawyer in SLC who can help with setting up a new trust or help in adding cabins to existing trusts. That info was shared again. Lucas will send out a document with the language needed for those who want to use their own lawyer to help include the cabins in their trusts. Current emails were given to Lucas so he can send that out.

- We have 90 days to get the trusts in order so Lucas can finish with the legalities of setting up the Sunset Cliffs LLC.

Contact Info for the attorney to help if needed:

Erik Paulsen

Office: 801-619-9200

Cell: 801-557-8087

IV. Discussion on Communication:

- There is a need to prioritize projects.

- Communication is essential to getting help.
- Scott proposed a foreman be assigned for different projects.
- Brandon, courtesy of Mike working for Adobe, offered the Adobe Management System for communication. It would allow digital communication rather than paper. Lana offered to work with Brandon in bettering communication both for the cabin association as well as SCI.
- Hugh showed how the Hold Harmless Agreement could be used digitally. Current emails will be given to Lucas, Hugh and Lana.

V. Discussion from Scott Davis on another bowery shed and a professional frisbee golf course.

- Scott will look in to plans for a bowery to house cooking grills, etc for a total cost of \$5000.00
- Scott will do layout and purchase holes for a professional frisbee golf course. He will present them to the board and family for approval. The existing frisbee course will remain in place.
- All proposals need to go to the board for approval and dates, and then sent out to family.

VI. North Fields Fencing: Discussion on how to get sufficient help to complete that fencing.

VII. Water slide: Taps are a problem. Two taps, one for the slide and one for cabin #1. People are turning both and causing problems. Too much water is turned on slide and impacts water pressure for some cabins. Water slide tap is not turned off when finished. A responsible person needs to be in charge.

- Could a new freeze tap be put in? Could a lockable device be put on tap?

VIII. Big Family Reunion: Robert and Carolyn are in charge for 2020 reunion. Suggested and agreed that some sort of family heritage be included in each big reunion.

IX. Report on bottom 160 fencing by Karl: Worked hard with government entities to get funding and help. BLM will bull hog property and do fencing of the bottom of property, as it now stands.

X. Board member elections: Richard and Hugh's 3 yr terms are up.

- Nominations for board members were Kent, Hugh and Richard. Nominations ceased. Silent votes taken. New board members are Kent and Hugh
- Proposed we have committees to involve younger generation.
- Board met after SCI meeting and Hugh was nominated President.

XI. Next year's meeting date was discussed. Richard proposed some different weekend dates. Vote was taken and next year's meeting will be April 25, 2020.