



The information contained within this document represents the resolutions passed by the SCPOA Board over several decades. This compilation of the resolutions may not be complete and has been created by referring to and using all known resolutions that have been located in printed form. Some have been replaced by newer resolutions, so please familiarize yourself with all of them.

BOARD RESOLUTIONS, RULES, REGULATIONS AND DATE ESTABLISHED

1. 03/25/1972 Annexation of Unit 6 to SCPOA (PAGE 1)
2. 07/19/1972 SCPOA – Acceptance of Roads in Units 1 through 4 (PAGE 2)
3. 12/14/1974 Subordination of SCPOA Liens of Assessments to VA / Cal-Vet Loan Contracts (PAGE 3)
4. 04/ /1979 Fishing Regulations (PAGES 4 AND 5)
5. 05/ /1979 Guidelines for Investigating Complaints (PAGES 6 AND 7)
6. 05/ /1979 Establish Policy/Membership mailing list (PAGE 8)
7. 05/05/1979 Ownership of Association Roads (PAGE 9)
8. 10/20/1979 Enforcement of Covenants and Restrictions (PAGE 10)
9. 06/04/1980 Non-Board Members Participation in Meetings (PAGE 11)
10. 08/02/1982 Establish Conditions Harvesting of Timber by Members on Their Own Land (PAGE 12)
11. 08/02/1982 (Not Found) Action to be Taken in Investigating Complaints DC&R Violations (PAGE 13)
12. 02/17/1983 Establish Emergency Road Repair Committee (PAGE 14)
13. 04/27/1983 Road Maintenance Priorities (PAGE 15)
14. 07/30/1983 Maintenance of Access Road/Dyer Lake Dam (PAGE 16)
15. 08/07/1984 Merger Requirements (PAGE 17)
16. 08/07/1984 Trailers/Mobile Homes and Construction (PAGES 18 AND 19)
17. 09/29/1984 Requirements for New Roads (PAGE 20)
18. 08/07/1987 (Not Found) Violations of DC&Rs (PAGE 21)
19. 06/26/1995 Commercial Harvesting of Timber (PAGE 22)
20. 12/01/1995 Policy of Board in Enforcing the DC&Rs (PAGE 23)
21. 08/ /1997 Manufactured Housing in Swansboro Country (PAGE 24)
22. 04/17/1999 Volunteer Workers Compensation Coverage (PAGE 25)
23. 10/16/2004 Storage Containers (PAGE 26 AND 27)
24. 04/09/2005 Resolution Conducting the Affairs of the Association (PAGE 28 AND 29)
25. 00/00/2006 Airport Rules (PAGE 30 to 32)
26. 12/09/2006 Related Party Transaction Resolution (33)
27. 02/17/2007 Common Area Regulations (PAGE 34)
28. 02/17/2007 Fishing (PAGE 35)
29. 02/17/2007 Voting Resolution (PAGES 36 through 45)
30. 02/17/2007 Airport information and Rules (PAGES 46 AND 47)
31. 06/19/2014 Resolution of the Board of Directors with regards to Merging (PAGE 48 AND 49)
32. 11/19/2015 Authorization to Reverse Late Fee (PAGE 50)
33. 03/17/2016 Consent for Emergency Meetings via E-Mail (PAGE 51)
34. 03/17/2016 Retention of Association Documents by Directors and Committees (PAGE 52)
35. 03/15/2018 Amended Airport (01CL) Rules (PAGE 53 through 56)
36. 05/25/2018 Airport Insurance Rider (PAGE 57)
37. 10/16/2018 Airport Rules revised to Airport Information, with updated 01CL info. (Pgs 58-61)
38. 01/18/2020 Aircraft Insurance Requirements Resolution (Page 62)

39. 03/27/2021
40. 05/20/2021

Common Area Regulations (Page 63)
Airport User's Insurance Rule (Page 64, from 01/18/2021 resolution)
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NOT VALID FOR TITLE TRANSFER

MOTION REQUIRING AIRPORT INSURANCE RIDER

WHEREAS Civ. Code §4360(a) requires the board to provide notice at least 30 days before adopting or amending an Operating Rule; and

WHEREAS the Board of Directors (the Board) has a duty to protect the Swansboro Country Property Owners Association (the Association) and its airport (01CL) common area, and

WHEREAS certain activities may not be covered by the Association insurance. NOW THEREFORE the Association moves to adopt the following Rule:

1. (1) To require the organizer of any event to submit an event plan to the Association when: (a) the number of attendees exceeds twenty (20) individuals, and (b) the planned event requires the use of the airport common area property, which includes, but is not limited to, the runway surface and apron(s) adjacent to the runway. Use includes, but is not limited to, aircraft landing and departure, persons and vehicles; and
2. (2) if the conditions in paragraph (1) above substantially exist, the event organizer shall provide a written notice and an event plan to the Association at least forty-five (45) calendar days prior to the planned event; and
3. (3) the Association may require the event organizer to provide additional insurance naming the Association as an additional insured. The Association may also require other conditions to be met.

(Motion passed May 25, 2018)



SWANSBORO AIRPORT (01CL) INFORMATION

AS OF OCTOBER 16, 2018

This information is provided by the Swansboro Country Property Owners Association (SCPOA) Board of Directors. All pilots are reminded that they must abide by all applicable Federal, state, and local laws and regulations when operating in and near the vicinity of 01CL.

Particular attention must be given to

§91.103 - Preflight action. §91.13 - Careless or reckless operation. §91.119 - Minimum safe altitudes and §91.303 - Aerobatic flight. IMPORTANT INFORMATION SWANSBORO AIRPORT (01CL) FAA info as of July 20, 2017 YOU MUST MAKE YOURSELF FAMILIAR WITH THIS INFORMATION (§91.103)

1. AIRPORT INFORMATION

<http://www.airnav.com/airport/01cl> (compiled from)

- a. **FAA Identifier:** 01CL Lat/Long: 38-47-59.6480N / 120-44-03.7520W 38-47.994133N / 120-44.062533W 38.7999022 / -120.7343756
- b. **Elevation:** 2594 ft. / 791 m (estimated) Variation: 16E (1985) From city: 4 miles NE of PLACERVILLE, CA Time zone: UTC -7 (UTC -8 during Standard Time) Zip code: 95667
- c. **Airport Operations Airport use:** Private use. Prior permission needed.
Only SCPOA members and their invited guests shall land at Swansboro Airport.
- d. **Activation date:** 10/1969
- e. **Control tower:** no ARTCC: OAKLAND CENTER FSS: RANCHO MURIETA FLIGHT SERVICE STATION
- f. **Attendance:** UNATTENDED Wind indicator: yes. Segmented circle: no Lights: NSTD VASI RY 09 - 122.9. Airport Communications: WX AWOS-3 at PVF (5 nm S): 128.125 (530-622-5698) WX AWOS-3 at AUN (19 nm NW): 119.375 (530-888-8934)
- g. **Nearby radio navigation aids:** VOR radial/distance VOR name HNW 352/4.6 Freq.:115.5
- h. **Airport Services Airframe service:** NONE Power-plant service: NONE
- i. **Runway Information:** Runway 9/27 Dimensions: 3100 x 50 ft. / 945 x 15 m **Surface:** asphalt/treated SLURRY SEAL Runway edge lights: None
- j. **Runway edge markings:** None
- k. **Runways:** 9 - 27 Traffic pattern: left, displaced threshold: 500 ft.

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I. **Obstructions:** 100 ft. hill, 1320 ft. from runway, Obstacles exist in all quadrants. Rapidly rising terrain east and north

2. Airport Ownership:

a. **Privately-owned:** SWANSBORO CTY PROPERTY OWNERS ASSN, PO BOX 1459, FOLSOM, CA 95763-1459. Phone (916) 985-3633. This is Swansboro's management company. [Call for referral to local pilot for area information and local conditions briefing.](#)

3. Additional Remarks:

- a. **NO NIGHT LANDINGS.** RY 09 2 NSTD BAR VASI. Instrument Procedures: There are no published instrument procedures at 01CL.
- b. **Parking** Tie downs are available on the Southeast end of the runway on a first come basis, some have ropes in place. Anyone wishing to base their aircraft in the designated parking area must be a member of SCPOA. An aircraft will be considered to be based if it is parked more than thirty (30) consecutive days or sixty (60) days in a one {1} year period
- c. Aircraft must be secured if not attended.

4. Additional Notes:

- a. Go Around's - Turnout to the South is recommended due to rising terrain to the North and East Usual operations - Land on 9, takeoff on 27. Be aware that when landing on 9 you may have a tailwind. The pilot in command is responsible for making the decision on the most appropriate runway to land on depending on conditions. Winds can be gusting and changeable in direction very abruptly and can be opposite at each end of the runway.
- b. Consider your guests' piloting experience and qualifications. Inform your guests that 01CL is a mountainous airport. Wind conditions in the late afternoon can be challenging and the favored runway may be determined more by wind conditions than slope. Go around maneuvers must be done correctly. Stay clear of the active runway and obstruction free areas.

5. Unattended Aircraft: No aircraft shall be left unattended on the airport unless properly secured or within a hanger. Owners of aircraft left unattended shall be liable for damage to other aircraft or property resulting from failure to adequately secure or tie down the aircraft.

6. Commercial Activity: No person shall use Swansboro Airport for any revenue producing activity.

7. Maintenance: Engine run-ups not incidental to takeoffs should be done between the hours of 9:00 a.m. and 5:00 p.m.

8. Equipment Requirements: Every aircraft using Swansboro Airport should be equipped with a fully functional two-way radio.

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9. Accidents: Any person involved in an aircraft accident on the airport shall report promptly the details of such accident to SCPOA c/o **The Management Trust** (916) 985-3633 and FAA and local law enforcement as required. The owner and/or operator of the aircraft shall be responsible for the prompt removal of the resulting damaged aircraft from the runway.

10. Noise: No pilot shall operate any aircraft in flight or on the ground in such a manner as to cause unnecessary noise as determined by applicable Federal, State and local laws and regulations.

11. Animals: No person shall willfully and knowingly permit any animal to enter onto the airport unless the animal is leashed or restricted in such a manner as to be under control.

12. Access to Runway: All gates leading to the runway must be re-closed if opened for entry.

13. Firearms: No person shall shoot any projectile from a firearm or other device into on or across any airport area.

14. Restrictions: The following are restricted or prohibited from operating on Swansboro Airport, except for emergencies: (a) Aircraft weighing over 12,500 pounds; (b) Aircraft with a tail skid; (c) Hot air balloons; (d) Hang gliders; (e) Parachute drops. Notwithstanding the above, all aircraft must be operated by a certified pilot.

15. Aircraft Fueling and Defueling: No aircraft shall be fueled or defueled while the engine is running or while the aircraft is in a hanger or enclosed area.

16. Smoking: No smoking shall be allowed within fifty (50) feet of any aircraft.

17. Vehicle Operations: No vehicles shall be parked on the runway proper at any time. No vehicle shall travel on any portion of the runway, only off the edge in such a way as not to hinder or obstruct proper runway use.

19. Liability Insurance: Each aircraft based at Swansboro should be covered by bodily injury and property damage insurance.

Unmanned Aircraft System (UAS/Drones)

1. Regulations:

- a. Before operating your UAS, you need to become familiar with Title 14 Part 107 of the Code of Federal Regulations (the Regulations) as it pertains to the air traffic and general operating rules of UAS. A small UAS is classified by the FAA by two criteria:
 - b. The unmanned aircraft must weigh less than 55 pounds, and;

- i. It must be operated without the possibility of direct human intervention from within or on the aircraft. The regulations are intended for civil small unmanned aircraft systems operating in the national airspace system for purposes other than hobby or recreation. However, even if

operating your UAS for hobby or recreation, you must abide by all applicable Regulations. As a UAS owner, you must register your aircraft if it meets the following criteria:

ii. Weighs greater than 0.55 pounds but less than 55 pounds, and; 2. Will be operated under the provisions of Title 14 CFR Part 107. If you plan on operating your UAS aircraft for commercial purposes, such as an aerial photography business, you are required to obtain a Remote Pilot Certificate with a small unmanned aircraft system rating and adhere to the Regulations. Just as in the operation of a conventional non-UAS aircraft, the Pilot in Command (PIC) has the final authority and responsibility for the operation and safety of the small unmanned aircraft system.

2. **Airspace Safety**

- a. If you plan to fly your UAS within the airspace of 01CL (Swansboro Airport), ensure that the operation poses no undue hazard to people, aircraft, or property in the event of a loss of control of the aircraft for any reason and you must be in compliance with all applicable provisions and Regulations.
- i. Your airport manager requires that, in addition to complying with all the applicable Regulations, you do the following:
 - ii. Become familiar with the limits of the 01CL airspace. Consult the pertinent aviation aeronautical charts. These are available on line from a variety of online flight planning sources.
- iii. Become familiar with the SCPOA airport policy. It is available at <https://www.SCPOA.INFO>

3. **Keep in mind**

- a. Always, always, use common sense!
- b. It is strongly recommended not to fly near the airport, its runway, or its takeoff/landing patterns. You are bound by FAA regulations when using a drone!
- c. Any and all incidents involving a liability situation will be your (the drone owner/operator) responsibility!
- d. Use this link for UAS/drone information from the FAA. [https://www.faa.gov/uas/where to fly/](https://www.faa.gov/uas/where%20to%20fly/)

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Resolution to provide Aircraft Liability Insurance Certificate for aircraft using the SCPOA common area airport.

Whereas, the governing documents of Swansboro Country Property Owners Association (herein called 'SCPOA') assigns the Board of Directors (herein called 'board') powers and duties necessary for the administration of the affairs of SCPOA;

Whereas, for the health, safety, and welfare of all residents, the board wishes to establish a decision on a specific matter that applies solely to common area airport use;

Whereas, the board wishes to establish standards for the operation and use of the common area airport;

Whereas, the use of aircraft is inherently dangerous;

Whereas, the common area airport belongs to ALL members of SCPOA;

Whereas, the lack of providing aircraft liability insurance (financial responsibility) may endanger the physical wellbeing of members, their separate interest properties, SCPOA, and does not provide fiduciary accountability to all members;

Whereas, according to the US Government Accountability Office, California is one of 11 states that have an aircraft liability insurance requirement as stated by the GAO in publication GAO-15-740 citing: California Law (California Public Utility Code §§ 24230 – 24410) (1968 as amended) indicates:

[Requires the operator of any aircraft involved in an accident with the state to file a report with the state after an accident has occurred. The reporting requirement applies to an accident in which any person is killed or injured or there is damage to property in excess of \$400. Upon receiving an accident report, the state is to determine the amount of security, within specified limits, deemed sufficient to satisfy any judgment for damages resulting from the accident against each owner or operator. Such an owner or operator must then deliver the specified amount of security to the state. In general, these security requirements do not apply to owners or operators who had an aircraft liability policy, self-insurance, or bond, meeting certain specifications in effect at the time of the accident. Financial coverage under a policy or bond must be not less than: •\$50,000 for bodily injury or death of a person not a passenger in any accident; •\$50,000 damage to or destruction of property in any accident; and •\$100,000 for bodily injury or death of 2 or more persons in any 1 accident Coverage under self-insurance may occur at the state's discretion when the state is satisfied that the applicant is possessed of and will continue to be possessed of financial ability to pay judgments against the applicant within specified limits.]

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby adopts the requirement that all resident aircraft operators, and their aircraft, which includes experimental aircraft and ultralights, utilizing the SCPOA common area airport, provide SCPOA, and or its agent(s), copies of their current aircraft financial responsibility certificate(s) as outlined in PUC Code 24230-24410. The current SCPOA management company will mail a request asking for a copy of current aircraft liability insurance information. Follow up requests will be made by the SCPOA Airport Committee and the committee will forward the information to the management company. Such evidence of insurance shall become an ongoing requirement, due 5 days after each insurance renewal date.

Failure to provide this insurance coverage shall prompt notice to the California Department of Transportation as well as the State PUC indicating that California requirements for financial responsibility may not be in effect as required by California law. Non-complying aircraft shall forfeit the usage of the SCPOA airport as not having insurance is against California law. Once financial responsibility has been provided in the form of a valid, written instrument, then use of the common area SCPOA airport may resume.

Adopted this 18th day of January, 2020 by the SCPOA board, as indicated in the meeting minutes for this date.

Paul Beacham, SECRETARY



COMMON AREA REGULATIONS
Resolution 39
(Replaces Resolutions 27 and 28, page 34 and 35)

Whereas, the governing documents of Swansboro Country Property Owners Association (SCPOA) assigns the Board of Directors powers and duties necessary for the administration of the affairs of common areas of SCPOA;

Whereas, Common Area Regulations were last amended in April, 1979 and February, 2007;

Whereas, the Board of Directors has updated the Common Area Regulations as follows:

- 1- No one other than SCPOA property owners and their guests may use ANY of SCPOA's common areas. All others are trespassing and subject to citation by El Dorado County Sheriff.
- 2- A SCPOA property owner must be physically present to vouch for all guests.
- 3- No vehicles, including motorized boats, trailers, or vehicles are allowed in the common areas. Vehicle and trailer access is allowed only for those using airport hangars and airport parking at the east end of the airport. No vehicles are allowed on the airport unless there is express commitment from the board of directors.
- 4- All dogs and horses must be leashed or harnessed.
- 5- Boundaries of common areas at Bass Lake and Catfish Lake are close to lake boundaries, and Catfish Lake has shorelines that are private property. Respect the privacy of others and do not trespass.
- 6- No permanent floats or docks may be installed at any lake within SCPOA.
- 7- No one may use the common area during the time from one hour after sundown until dawn without express approval of the board.
- 8- Permission for common area ingress and egress is permitted to the Fire Chief, or his representative, of Mosquito Fire Protection District (MFPD)/Mosquito Firefighters Association (MFA) employees whether permanently or voluntarily in MFPD/MFA service. With the standard "Notification to Use SCPOA Common Area" form submitted and insurance on file, the Fire Chief, or his representative will be permitted to use SCPOA common areas for training and events such as evacuation drills and community events sponsored by, the Fire Chief, or his representative. No further approval will be required. It is further recognized that, the Fire Chief, or his representative will be permitted to attend all SCPOA board meetings (open sessions) as invited guests of the board without further process.
- 9- Camping on any area of the common areas is prohibited.
- 10- No fires are permitted except in portable barbecue units or in the metal grills provide by SCPOA. Violations of fire regulations by CalFire, or the MFPD, are likely to result in citations.
- 11- Four of SCPOA's lakes have fishing. (Dyer, Trout, Bass, and Catfish) Lakes are permitted only for recreational fishing. All fish caught must be immediately released. Only non-barbed fishing hooks and lures are permitted. Compliance with California's State Fish and Game rules is required.
- 12- Any SCPOA member request that has 50 or more invitees for a common area, other than airport/runway, event should have the "Notification to Use SCPOA Common Area for Private Event (other than airport)" form completed and submitted in its entirety.
- 13- Any SCPOA member request that has 20 or more invitees for a common area event that uses the airport/runway area must use the "Event Plan Requiring the Use of the Airport" form in its entirety.



Swansboro Country Property Owners Association **Rule** for providing Aircraft Liability Insurance Certificate for aircraft using the SCPOA common area airport.

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Failure to provide this insurance coverage shall prompt notice to the California Department of Transportation as well as the State PUC indicating that California requirements for financial responsibility may not be in effect as required by California law. Non-complying aircraft shall forfeit the usage of the SCPOA airport as not having insurance is against California law. Once financial responsibility has been provided in the form of a valid, written instrument, then use of the common area SCPOA airport may resume.