

SPRING CREEK HOMEOWNER ASSOCIATION BOARD

2nd Quarter Board Meeting Minutes

March 29, 2011

Attendees:

Directors in person:	Ron Harris and Stuart Campbell
Director via phone:	David Conine and Stephen Price
Directors absent:	Hank Stifel
Other officers present:	Derek Goodson and Sharon Kuehn
A/C Committee:	Tom Taylor, Chairman (via telephone)
Advisor	Bob Norton, Nelson Engineering

I. Opening

A. Call to Order

The meeting was called to order at 9:12 AM. The presence of a quorum was established.

- B. Agenda Review** – There was agreement to proceed with the agenda as drafted and distributed.

II. Review and Approval of Minutes

- A. January 5, 2011 – 1st Quarter Board Meeting** – Deferred.

- B. February 1, 2011 – Special Informational Session** – By consent of all of the Directors, a special informational session concerning the Spring Creek Ranch water system infrastructure needs and financing was held. This was informational only, no decisions were considered or made, and minutes were not taken.

III. Committee and Operating Reports

A. Finance Committee

The Treasurer's Report was presented by Derek Goodson. General discussion ensued, including concern about the magnitude of delinquent SCHOA assessments for certain property with liens already filed.

With regard to reserve expenditure items, Derek reported that the barn restoration has been completed, and that the cost of the project has been paid. There were also some repairs made to the sewer lift station and phone lines, which have been paid.

Motion to approve these expenditures reported by Derek Goodson as Area Common Reserve expenditures and to charge them accordingly.

M/S/U

Sewer line problems affecting the Choate townhomes may need to be addressed in the spring or summer. The Board recommended that all sewer lines for the Choate townhomes be inspected for possible leaks as soon as weather permits; responsibility for paying the cost of such repairs (individual homeowners versus reserve funds) will need to be determined, based on the nature and location of any leaks.

Derek next reviewed capital and reserve expense items anticipated over the course of the spring and summer. Discussion followed.

Finally, he noted that the Board had previously directed that an audit (rather than the usual annual accounting review) of the Association's 2010 financial statements be conducted. Derek agreed to contact Thompson Palmer to schedule this work.

B. Architectural Committee

Tom Taylor, Chairman of the Spring Creek Architectural Committee, reported on application and construction activity. Applications for Amangani 1st Filing Lots 5 and 10 received preliminary approval from the Amangani Architectural Committee. He noted that with both of these homes there are construction staging issues that have to be addressed. Amangani Lot 16 has received a revised 2nd preliminary approval from the Amangani Architectural Committee.

Three homes have received preliminary approvals from the Spring Creek Architectural Committee: Amangani Lot 5, SCR Ridge Lot 50, and Amangani Lot 10.

There was discussion of a request by Stephen Price to lengthen the blackout period for construction and/or remodeling work on townhomes. It was agreed that we have to be very specific in order for all parties to have a clear understanding. Tom agreed that the SCAC will consider and attempt to develop specific new provisions and language, and submit them as a recommendation to the Board for its consideration and approval. He will follow up with Stephen Price on the issue.

There was discussion of the importance of water conservation and the inevitable growth of new trees over time. The Directors agree that we need to protect the view corridors of all homeowners. Among other things, this will require that homeowners understand and adhere to appropriate landscape design, planting, and irrigating of trees and lawns. It was suggested that this topic be scheduled for our Annual Homeowner Meeting in October 2011.

Tom Taylor reported that a final draft of Design Guidelines for the Homes at Amangani 2nd Filing (Lot 5) has been provided by Andy Schilling to the SCAC for review and comments. He also reported that he and Ron Harris had reviewed earlier drafts, provided informal comments to the developer of Lot 5, and then reviewed the final draft. It is the view of Tom and Ron that the final draft of the Guidelines is acceptable, in light of the SCAC's Design Guidelines and the terms of the settlement reached in the previous litigation brought by the owner of Lot 5.

Motion to authorize Tom Taylor to inform the owner of Lot 5 that the Board of the SCHOA has no objections to the final draft of the Homes at Amangani 2nd Filing Design Guidelines, as they were presented to Tom Taylor.

M/S/U

C. Spring Creek Ranch and Amangani Managers' Reports

Stephen Price made a brief presentation on SCR infrastructure issues, summer reservation activity, and developmental projects planned. Stuart Campbell then made a brief presentation on Amangani summer activity and transportation issues.

IV. Old business

A. Choate Deck Support Repairs

The support pillars for some of the Choate units have experienced rotting; this affects the decks and overhang roofs on them. Nelson Engineering had been asked to inspect the damage and report to the Board with its findings and a proposal for repair. Bob Norton from Nelson Engineering reviewed the nature and extent of the damage detected during his company's inspection. He then described the different options available to repair the problems. He also reviewed the process to solicit bids, and with general direction from the Directors was charged with placing an advertisement for bids in the JH News & Guide. Once the bidding period has closed, he agreed to open the bids and advise the Board so that a contract can be awarded.

B. Water System Infrastructure Repairs/Replacement for Spring 2011

Bob Norton provided an update and status report on the Spring Creek Improvement District's progress with the new water system improvements, including the telemetry and control system replacement, water pump replacement, and water meter system improvements for all new and existing structures. Stephen Price and Bob Norton agreed to direct the operational steps necessary to continue moving ahead with the portion of the work planned for this spring. It was noted that the SCISD is in the process of applying for a low interest loan from the State.

C. Update of SCR Rules & Regulations – Deferred.

D. Deer Collaring – The Teton Science School completed a limited amount of collaring, with no further activity contemplated.

V. New Business

A. Services Agreement with SCISD

Ron Harris reviewed the provisions of the joint Agreement between the SCHOA and the SCISD to Provide Services, which was drafted by Frank Hess and reviewed by Ron. The purpose of this agreement is to define the respective roles of the two entities and their relationship, with the understanding that both of them serve the same group of homeowners at

SCR. One of the intents of the Agreement is to enable a smooth and flexible approach to operating and maintaining the infrastructure at SCR. An open discussion among the Directors followed, regarding the operation and implications of the Agreement. Minor changes were identified; Ron agreed to make these changes and to send a revised version to the members of the Board.

Motion to approve the Agreement to Provide Services between the Spring Creek Homeowners Association and the Spring Creek Improvement and Service District.

M/S/U

B. Informational Session for Homeowners on Water System Project

The informational session jointly sponsored by the SCHOA and the SCISD was held on March 30. Those Directors and Officers present agreed that the meeting went well and that the homeowners present either by phone or in person were very positive with regard to the direction the Improvement District is taking to improve the system. It also appeared that the SCISD is likely to have a positive response from the vote to incur debt for the improvements.

C. AC Consideration of Lengthening Blackout Period for Townhome Construction Activity -- This item was addressed under the Architectural Committee section above.

D. Trees and View Corridors – Deferred.

E. Conflict Avoidance Policy – Deferred.

VI. Conclusion

A. Next Meeting Date – Changed from the previously scheduled date of July 13 to July 20, 2011 at 9:00 MDT.

B. Adjournment – Upon completion of the business at hand, the meeting was adjourned.