

SPRING CREEK HOMEOWNER ASSOCIATION BOARD
3rd Quarter Board Meeting Agenda
July 5, 2017

Attendees:

Directors present: Dave Conine, Bob Pisano, George Kallop, Steve Price, and Stuart Lang
Others: Jackson Brandenburg, Betty Calvert, Derek Goodson, Florence Lemle, Virginia Nowicki, Bob Prochel, Tom Taylor, Kent Van Riper

I. Opening – Call to Order, Determination of Quorum, and Agenda Review

The meeting was called to order at 9:00 am MDT. The presence of a quorum was established. There was agreement to proceed with the agenda as drafted and distributed.

II. Review and Approval of Minutes

A. **October 8, 2016 – Annual Homeowners Meeting** (to be deferred)

B. **March 24, 2017 – 2nd Quarter Board Meeting** (to be deferred)

III. New Business Matters

A. Dog Policy

The issues of dogs on the Butte is becoming more of an issue. As stated by Teton County Wyoming, Spring Creek Ranch is a natural refugee and thus dogs are banned up on the Butte. Though new exceptions have been approved by the Federal Government that a person cannot be discriminated because of their dog if the dog is "Service Dog" or "Emotional Support" dog. Discussion pursued over how we enforce the no dog rule with the exceptions. George Kallop has been working with Frank Hess on policy for this issue. The policy was reviewed and agreed to distribute to all homeowners and guests as requested.

Motion to approve the Dog Policy. M/S/U

B. Rain Detector Policy

Discussion on if SCR HOA should have a requirement that homeowners install rain detectors. Stephen Price is getting a quote for them. Bob Pisano suggested all Spirit Dance and Harvest Dance townhomes have one.

C. Host for HOA Cocktail Party

Bob Prochel who was in attendance also volunteered to host it again but will need to check with Marta Prochel.

D. Speaker for Annual Meeting

Bob Pisano suggested Chris Knowlton and will talk with him.

E. Discussion of notification and agendas to all homeowners for both AC and Board Meetings

Stephen Price brought up that all meetings and agendas for HOA and AC should be sent out to homeowners. One reason is so they know these meetings are happening and if they would like to attend. Second reason is so our homeowners know what the Board is discussing and working on. Thus it was agreed that the Homeowner Liaison will send out the meeting notices along with agendas to homeowners a few days before the upcoming meeting.

IV. Committee and Operating Reports

A. Finance Committee

1. Treasurer's Report and approval of reserve expenditures

Derek Goodson presented the Treasurer's Report as of the end of May 2017. He noted year-to-date operating costs were over budget due maintenance, landscaping and building.

He went over the reserve expenses since March and requested approval of the expenditures. The total of the expenditures equals \$11,080.28

Motion to approve the reserve expenditures enumerated in the July 5th Treasurer's Report and totaling \$11,080.28. M/S/U

2. Accounting Review/Audit of 12/31/2016 financial statements

Derek Goodson has received a draft of the audit from Thompson Palmer and has distributed to the Board

Motion to approve Thompson Palmer audit of the 2016 Financials. M/S/U

3. Reserve study update status

4. Insurance matters

Derek Goodson reported we currently have 2 claims in process. One is for 3132/33 and 3125. 3132/3133 is through our old carrier and 3125 is through Travelers. Travelers, our insurance company, recently had a Risk Manager visit SCR. During this inspection the Risk Manager had 6 recommendations: Spirit Dance for all to have fire extinguishers; deck rails; fire alarms to be hard wired; install Co2 alarms; did not care for the grills on the deck; pool depth markers on the sides of the pool. Derek will write the response and send to the Risk Manager. Overall, Travelers is happy with our account and due to this George Kallop suggested we renew early since the Manager was just here and all is good.

B. Architectural Committee

The new owners of 380 W Callipe (5017), the MacKenzie's have submitted preliminary plans to remodel the inside of the house. The committee is reviewing them though one issue is they would like to use metal roofing. The AC has asked them to look at alternative materials. 3119/3120 have stopped external construction since the building time frame is from June 15-September 30. They will be some interior remodeling during the summer. 3125 has received approval to do the interior remodeling and staging as their home was flooded a couple of months ago. 3112 has received approval for a shade sail though with conditions. The Architectural Committee submitted updated guidelines for the Board to review. There were a few questions which the AC will address and submit for approval one in particular are the deposit and review fees.

C. SCISD

SCISD consists of Stephen Price, Kent Van Riper, Derek Goodson and Chris Harrison. The ISD Budget Meeting is July 25. Assessments for next year is a flat budget. No major change. Will begin drilling well #3. \$500,000 has been budgeted for it and will likely have done by winter. Regarding the lift station, Brad Mead has signed the easement and JHLT was meeting on Tuesday, July 6 to review and sign as well. The construction on the new lift station will begin in August and completed by April 2018.

D. Managers' Reports

Stephen Price reported due to lack of maintenance staff we have had 3 landscaping companies work on common areas and others. Response from homeowners and guests has been positive. The road has been patched and Evans will be chip sealing soon. We will have the culverts

jettied by Macys. Our team is working on fence repairs. We are looking at GPS all water shut offs.

V. Old and New Business

A. Infrastructure, Property, and Other Project Issues

1. Project management status
 - a. Exterior doors in townhome subdivisions
 - b. Common area landscape management plan
Will begin in 2 weeks
 - c. Greenstrip cutting (2nd and 3rd phases)
Will begin this fall. Have asked Land Trust if we can go onto their land versus a homeowner's
 - d. Construction parking and enforcement
 - e. Harvest Dance mold remediation
 - f. Roofing
2. Sewer system transfer and tie-in fee status
3. Website upgrade
Virginia is continuing to update and organize the website
4. Roads and Road signage at SCR
The new street signs have arrived and will be put into place. Signs for the bottom of the Butte for "No Dogs" have been ordered.
5. Recycling program

Spring Creek Ranch has the recycling bin down in the maintenance area. An email will be sent to inform owners.
6. Pathway from Ranch House to Amangani/Granary and intersection

The Architectural Committee met with Mark Hershberger of Hershberger Designs. A schematic design drawing was presented as to where Mr. Hershberger believes is the best place for the path. The drawing suggests on west side of East Butte Road due to fewer intersections. Also he believes it would help the aesthetics of the Ranch. The quote to install is ~\$160,000 - \$200,000 and \$4,700 a year to maintain. One big issue is in the winter with snowplowing. Discussion continued and it was agreed that there are 3 main issues: 1) approval from Andy Schilling on design 2) cost allocation – would the ISD pay 3) snowplowing. It was also questioned is the pathway a liability or convenience? It was agreed that Jackson Brandeburg and Kent Van Riper would review the challenges of installing the pathway on the east side of the road. Also Bob Pisano will arrange a meeting with Andy Schilling to discuss the Hershberger Proposal.

7. Removal of temporary employee housing quarters update

Derek Goodson reported it will be gone within a week

8. Access and utility easement for service road (JHLT agreement)

No update.

B. Governance and Related Issues

1. Updating and distribution of SCR rules/regulations

C. Other Business

VI. Conclusion – Next Scheduled Meeting and Adjournment

The next regularly scheduled Board meeting is the 4th Quarter Board Meeting to be held at 9:00 am on Tuesday, October 3, 2017.

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