

SPRING CREEK HOMEOWNERS ASSOCIATION BOARD
1st Quarter Board Meeting Minutes
January 2, 2015

Attendees:

Directors present: Dave Conine, Ron Harris, Bob Pisano, Stephen Price,
and Stuart Lang
Other Officers present: Derek Goodson

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

The meeting was called to order at 8:00 am MST. The presence of a quorum was established. There was agreement to proceed with the agenda as previously distributed. It was noted for the record that the time for the meeting was changed by mutual consent of the members of the Board.

II. Appointment to Fill Vacancy on Board

Late in 2014 Stuart Campbell announced his departure from the Amangani and his resignation from the SCHOA Board of Directors. The Board is grateful for his years of service and the invaluable contributions that he has made.

Stuart Lang is the new manager of the Amangani. He has significant history with SCR, having worked in the past at both the Ranch and then the Amangani. Dave Conine, Bob Pisano, and Ron Harris met informally with Stuart in December to discuss the possibility of him serving on the Board, and to ask if he would be willing and interested in doing so; he indicated that he definitely would be interested.

Motion to appoint Stuart Lang to fill the remaining term of Stuart Campbell.
M/S/U

III. Review and Approval of Minutes

A. September 29, 2014 – 4th Quarter Board Meeting

Motion to approve the minutes, subject to any comments emailed following the meeting. M/S/U

B. October 4, 2014 – Annual Meeting (draft) – Deferred.

C. October 27, 2014 – Special Board Meeting

Motion to approve the minutes, subject to any comments emailed following the meeting. M/S/U

IV. Committee and Operating Reports

A. Finance Committee

1. Treasurer's Report

Derek Goodson presented the Treasurer's Report as of the end of November, which he had previously distributed to the members of the Board. He commented that most year-to-date operating costs, and those projected for yearend, were generally close to or under budget. Derek indicated that he had just received word from our insurance agent that the liability carrier was not willing to cover our water and sewer system; he plans to aggressively pursue this matter, and he may need to find a new carrier immediately. Discussion ensued, and Derek fielded a number of questions from the members of the Board.

2. Insurance renewals and related issues – See above #1.

3. Approval of reserve expenditures

Derek Goodson requested that two (2) reserve expenditure items, both documented in the January 2nd Treasurer's Report, be approved. They total \$6,704 and are for professional services related to infrastructure.

Motion to approve the reserve expenditures enumerated in the January 2nd Treasurer's Report and totaling \$6,704. M/S/U

4. Approval of yearend employee gift cards – This item was approved by email vote of all of the Directors.

5. Appointment of Auditor for yearend 2015 audit

Bob Pisano reported that the Finance Committee recommends that Thompson Palmer be appointed as the auditor for the Association to conduct a full audit of the yearend 2015 financial statements. He

noted that the general policy of the Association has been to have a full audit conducted every five years.

Motion to appoint Thompson Palmer to conduct a full audit of the financial statements of the SCHOA as of December 31, 2015.
M/S/U

B. Architectural Committee – deferred.

C. SCISD

1. Update

Stephen Price reported that work on the expansion of the well house and installation of new electronic controls is proceeding. The contractor is ready to pour concrete for the walls, and it appears that the new electronic equipment has been received by our local supplier.

2. Water usage communications – Derek Goodson indicated that he is assembling some ideas for a Homeowner report.

D. Managers' Report Highlights – Deferred.

V. Old and New Business

A. Infrastructure and Reserve Issues

Ron Harris distributed a spreadsheet outlining the SCHOA and SCISD projects that have been identified so far for 2015. They are listed in three categories: recreational facilities, infrastructure and property, and other projects and undertakings. The recreational facilities projects are further detailed into project tasks and action steps; similar detailing will be done for the other two categories. He noted that there are 37 projects listed, and almost certainly there are a few more that inadvertently did not get on the list. Projects will be added or deleted as appropriate. The Directors discussed specifically the recreational facilities projects and identified general target completion dates that they would like to achieve if possible.

General discussion ensued regarding how to manage overall such a large number of projects on behalf of the Board. Ron reminded the Directors that there had been various discussions in the past about managing them,

given the number and scope of undertakings. He also indicated that there had been various discussions about getting project management support from an outside resource. One such resource, who knows SCR and has done outstanding work for the AC, is Jackson Brandenburg. In preliminary and informal discussions with Jackson he has indicated an interest in taking on such a role. The Directors agreed that Steve Price and Ron should proceed with getting assistance from Jackson.

One specific project item is an update of the Association's reserve study. The first step in this project is to obtain an updated inventory of Association/District infrastructure and related assets, useful lifetimes, and replacement costs. This task needs to be done by a knowledgeable engineering firm. Derek Goodson suggested that Nelson Engineering be retained for this task.

Motion to retain Nelson Engineering to produce an updated inventory of Association/District infrastructure and related assets, useful lifetimes, and replacement cost. M/S/U

B. Property Issues

1. Landscape & related – See item “A” above.

2. Vision Committee suggestions & related

a. Recommendations – Deferred.

b. Homeowner survey – Deferred.

3. Greenstrips – See item “A” above.

4. JHLT matters

a. Utility/access easements (service road)

Dave Conine reported that he, Bob Pisano, and Ron Harris met with JHLT staff in December to discuss the matter. He indicated that the meeting was productive, and the staff of the Land Trust indicated that it would get back to us now that they have a better understanding of our concerns.

b. Response to other JHLT concerns – Deferred.

C. Governance and Related Issues

1. Homeowner communications and risk management
 - a. New homeowner welcoming committee and materials – Deferred.
 - b. Routine homeowner communication and alerts – Deferred.
 - c. Dispute resolution and litigation avoidance – See item 1.d below.
 - d. CC&R amendment

Bob Pisano reported on his work to date with Frank Hess on a proposed amendment. Discussion ensued. Direction was provided to Bob, and he was charged with working with Frank Hess to develop specific language for Board review.

2. Updating of SCR rules/regulations – Bob indicated that this is on his “to do” list.
3. Finance Committee appointment – Bob indicated that he would contact a candidate that had been identified in the past.

D. Other Business – None.

VI. Conclusion – Next Scheduled Meeting and Adjournment

The next regularly scheduled Board meeting is the 2nd Quarter Board Meeting to be held at 9:00 am on March 24, 2015.

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