

SPRING CREEK HOMEOWNER ASSOCIATION BOARD

4th Quarter Meeting

October 1st, 2009

Attendees:

Directors in person: Jim Byrne and David Connine,
Directors via phone: Stephen Price
Directors absent: Hank Stifel and Stuart Campbell,
Counsel: none
SCHOA Management Representative: Derek Goodson, Sharon Kuehn
Other Guests: David Conine

- I. Opening
 - A. Call to Order at 9:00am
- II. Consent Agenda
 - A. Motion to approve June meeting minutes 2nd/U
- III. Report
 - A. Finance Committee and Treasurer's report
 - 1. Derek reviewed October 1, 2009 Treasure's Report
 - 2. Generally everything is under budget. Tractor was sold for \$5,0000
 - 3. Motion to accept 2010 budget 2nd/U
 - B. Architectural Committee
 - 1. No Report
 - C. SCHOA Manager
 - 1. JLC has stopped paying HOA dues. Bill Short will work with Derek regarding this issue and contact JLT regarding collections
 - D. Spring Creek Ranch Manager
 - 1. The report will be given at the annual meeting.
 - E. Amangani Manager
 - 1. No Report
- IV. Business to be conducted
 - A. Old Business
 - 1. Lot 5 Update
 - a. There has not been any activity.
 - 2. Reinstallation of phone lines
 - a. The projected cost \$103,000: \$90,000 actually moved the lines. \$7,700 went into payment for damaging some equipment; some improvements were made to the system during the construction phase.

- b. Land LLC. has committed \$37,500 to the project. Derek will draft a letter to Mike Hammer to request additional payment of \$52,730.00
 - c. The Board dose not feel that the homeowners should have to pay for this expense.
 - d. The Board thanked Derek and Stephen for all of the work put into this project.
- 3. Nelson Engineers- Water System Study
 - a. Talking with Bob Norton to develop an informed report regarding our water requirements will we have the capacity needed? We will need another 800-gallon water pump to support all the required amounts.
 - b. The infrastructure is 25 year how will this effect the cost. Do we need to drill a new well
 - c. The improvement district is available to finance the recommendations the Board and Management Company come up with.
 - d. The board would like to direct the AC to make recommendations as to the amount of irrigation being used in continuing projects.
- 4. Land Trust –Charles Haden.
 - a. The Board is moving forward with a survey by Jorgensen’s Engineering. This is a project common easement and should be billed to Charles Haden.

V. B. New Business

- 1. Funding for website enhancement
 - a. \$2,000.00 was approved for future website use and enhancement.
- 2. The sewer connection was completed for Lot 1. The two homeowners affected by the break will share the cost.
- 3. Christmas Gift Cards
 - a. The contribution made was the same as last year Derek and Stephen select staff members who are eligible.
- 4. The proposed budget includes a contribution to Jackson Hole Air. This will be discussed at the annual meeting.

Meeting adjourned at 2:00

Respectfully submitted by Karine Thornock

Next Meeting to be announced.