

SPRING CREEK HOMEOWNER ASSOCIATION BOARD

New Board Meeting Minutes

October 3, 2015

Attendees:

Directors present:	Dave Conine, Bob Pisano, Steve Price, Stuart Lang
Directors absent:	Ron Harris
Others:	Derek Goodson, Virginia Nowicki

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

The meeting was called to order at 11:30 am MDT. The presence of a quorum was established. There was agreement to proceed with the agenda as drafted and distributed.

II. Election of Officers

After a brief discussion, a slate of officers was suggested.

Motion that the following slate of officers be elected for the upcoming year:

- President – Bob Pisano
- Vice President and Secretary – Ron Harris
- Treasurer – Dave Conine
- Assistant Treasurer – Derek Goodson
- Assistant Secretary – Virginia Nowicki

M/S/U.

III. Old and New Business

A. Determination of Meeting Schedule

The scheduling of meetings was discussed, and the following tentative calendar was proposed:

Special Conference Call of the Board to approve the 2016 budget and assessment schedule and to conduct any other time sensitive business on November 17, 2015 at 9:00am MDT.

Quarterly Board Meetings:

- 1st Quarter – January 5, 2016
- 2nd Quarter – March 22, 2016
- 3rd Quarter – June 21, 2016
- 4th Quarter – October 4, 2016

All quarterly meetings will be held at the Ranch Headquarters and are scheduled to begin at 9:00 am.

Homeowner Weekend:

- Finance Committee meeting – TBD
- Annual Meeting – October 8, 2016

Motion that this tentative calendar of meetings be adopted, subject to confirmation by each of the Board members after checking their respective schedules. M/S/U.

B. Board Appointments to Architectural Committee

1. Reconfirmation of Donna Falk for the 2nd year of her term

Motion to reconfirm Donna Falk for the 2nd year of her appointment term on the AC. M/S/U.

2. Appointment of AC Member for a new 2-year term (Peter Warshaw the incumbent)

Motion to appoint Peter Warshaw to a 2-year term on the AC. M/S/U.

C. Board Appointments to Finance Committee

Practice is that the Director elected as Treasurer of the Board serves as the Chairman of the Finance Committee. For 2016, this will be Dave Conine. The remaining members of the Committee – Abe Suydam, Adam Maberly, Donna Falk, Chris Harrison, and Derek Goodson (ex officio) have agreed to continue to serve.

D. Infrastructure, Property and Other Project Issues

Stephen Price reported that a new, low water level alarm has now been installed at the water tank. This is intended to provide additional redundancy in warnings when something is malfunctioning with the water system.

Stephen also provided a brief update on other operational matters, including the seeming resolution of certain townhome site parking conflicts.

E. Other Business – None.

IV. Conclusion – Next Meeting and Adjournment

The next meeting of the Board is its 1st quarter meeting on at the Ranch House on January 5, 2016 at 9:00 am.

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