

Draft

Minutes

**Board of Directors – Spring Creek Homeowners Association
2nd Quarter Board Meeting
March 19, 2008**

Date: March 19, 2008
Place: Board Room, Spring Creek Ranch House

Attendees:

Directors in person: Don Alsted and Jim Byrne
Directors via phone: Peter Fayerman, Hank Stifel
Directors absent: Stephen Price
Counsel: none
SCHOA Management Representative: Derek Goodson
Owners: Mike Hammer
Owners via Phone: none
Other Guests:

- I. Opening
- I. Call to Order

Jim Byrne called the meeting to order at 9:00 am and noted the presence of a quorum.

II. Financial and Committee Reports

A. Derek Goodson Reported the following

- 1. The Association is in great shape. The Merrill Lynch account continues to grow.
- 2. Thompson palmer audit review submitted and should be back for review within a few weeks.
- 3. Derek reviewed the Finance Report--- Attached

B. Karine Thornock Report on the AC activities

- 1. The AC has made progress with the updated Guidelines. They plan to go over the redline version one more time and submit to the Board at the next Board meeting.
- 2. Don Alsted asked that the Board be included in the AC reminders for meetings.

C. SCHOA Manager Report- Stephen Price

- 1. HOA and commercial projects are in the process of being completed

D. Ranch Manager Report

- 1. None

- E. Amangani Manager report
 - 1. None
- III. Old Business
 - A. Fuels and Habitat Management report
 - 1. Nothing new to report.
 - B. Tips up LLC vs. SCRHOA
 - 1. A discussion was held regarding the amount of time this seems to be taking. Is there anything else the Board can do to encourage a settlement? After a lengthy discussion the Board concluded that the next step needed to be taken is by Andy schilling.
 - C. Additional Expenditures not Budgeted: Peter Fayerman Report
 - 1. Lighting Project: It was decided to put the lighting on the north side of the road. Don Alsted will talk with Friends of Pathways for any suggestions they might offer. He will report back to us at the next meeting.
 - 2. The furniture project: One set of furniture has arrived. Spring Creek Ranch will set this up and the Board will take a look to see how the final product looks.
 - 3. Website improvements
 - a) We will be working on adding some more interactive items to the website along with calendar and several other new things.
 - b) We have received a bid for about \$500.00. Derek will push to get this moving along.
- IV. New Business
 - A. The Silverbergs submitted a request that the SCRHOA reimburse them for the deductible that their insurance did not pay after repairing the damage caused by the a pressure reducing valve failing. A discussion as to weather the HOA is liable for this ensued. The Board felt that because they had not recommended that all homes are required to have a PRV they would consider this request. The Board asked Derek and Jim to follow up with the Insurance Company to see just what the Boards next step should be. Derek will e-mail the Silverberg's to keep them updated and Jim and Derek will inform the rest of the board by e-mail what direction they will be taking.
 - B. Christmas Fund
 - 1. Derek to present to the Board a plan for the employees.
 - C. Water Meters Review
 - 1. Jim Byrne felt this was a very important issue and that we should move forward with getting the water metering system in place. The report Stephen Price had sent around had good information. Jim suggested everyone read this report and come prepared to make a decision regarding this project at our next meeting. Tabled for next meeting

D. Other

1. Peter Fayerman asked the Board to look at improving the voting system at the annual meeting. He had several good ideas for making this a smoother process. He and Karine Thornock will get together and devise a new plan for the Board to review

III. Schedule and Conclusion

A. Next meeting

The next board meeting is scheduled for July 17 at 1:00 pm, 2008.

B. Adjournment

The meeting was adjourned at 11:20 pm.

Respectfully submitted,

Karine Thornock, Secretary

Attachment – Treasurer's Report