

**SPRING CREEK HOMEOWNERS ASSOCIATION BOARD**  
**2<sup>nd</sup> Quarter Board Meeting Minutes**  
**March 23, 2015**

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**Attendees:**

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

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

The meeting was called to order at 9:00 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 meeting date was changed from the originally schedule date by the mutual consent of all of the members of the Board.

**II. Review and Approval of Minutes**

**A. January 2, 2015 – 1<sup>st</sup> Quarter Board Meeting**

Motion to approve the minutes. M/S/U

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

**III. Committee and Operating Reports**

**A. Finance Committee**

**1. Treasurer's Report**

Derek Goodson presented the Treasurer's Report as of the end of February, which he had previously distributed to the members of the Board. He noted that there is only very limited information available regarding current year operating expenses, although Spirit Dance and Harvest Dance insurance costs are running over budget due to recent developments with the carrier. With regard to reserves, the levels continue to be strong – with the total accumulation split fairly evenly among Project Common, Spirit

Dance, and Harvest Dance. 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 three (3) reserve expenditure items, as documented in the March 23<sup>rd</sup> Treasurer's Report, be approved. They total \$47,771; the large majority of this amount is for construction work on the SCR well house.

Motion to approve the reserve expenditures enumerated in the March 23<sup>rd</sup> Treasurer's Report and totaling \$47,771. 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 has been largely completed. The cutover in service is expected imminently. The 2<sup>nd</sup> phase of sewer cleaning and inspection is scheduled for the spring, when road and weather conditions permit.

2. Water usage communications – Derek Goodson indicated that continues to work on ideas for a Homeowner report.

**D. Managers' Report Highlights** – Stephen Price and Stuart Lang provided brief oral reports.

#### **IV. Dispute Resolution**

**A. Letter to Homeowners regarding Soderstrom Settlement** – Dave Conine reported that Virginia has sent a letter to all Homeowners over his signature, as directed by the Board, indicating that the Soderstrom case has been settled.

## **B. Executive Session**

The Board went into executive session to discuss legal matters including the possibility of pursuing an amendment to the Covenants regarding dispute resolution.

Coming out of executive session, Bob Pisano agreed to continue working with Frank Hess on the drafting of possible amendment language for the Covenants. Derek Goodson agreed to continue pursuing the feasibility of using electronic signature ballots in connection with a possible Covenants amendment. Virginia Nowicki agreed to assemble the necessary Homeowner information needed to conduct a possible Covenants amendment election. Finally, Dave Conine, Bob Pisano, and Stuart Lang volunteered to follow up as necessary with phone calls to Homeowners encouraging them to vote, in the event of moving forward with a possible proposed amendment to the Covenants. Final decisions by the Board with proceeding to be made via email communications and vote.

## **V. Old and New Business**

### **A. Infrastructure, Property, and Other Project Issues**

#### **1. Project management process and meetings report**

Ron Harris reported on the project management process, facilitated by Jackson Brandenburg, which is currently in place. This process and the retention of Jackson were authorized at the January Board meeting. Participants in weekly meetings are Jackson, Steve Price, Josh Robinson, and Ron; oversight and project-specific follow-up is provided by Jackson. Ron reviewed briefly the March 20<sup>th</sup> Meeting Report prepared by Jackson, which was previously distributed to the Board. Discussion ensued, and feedback was provided.

#### **2. Approvals**

Steve Price updated the Board on certain specific projects that need to be undertaken. These included enhancements to the SCR entrance signage, replacement of certain pool equipment, and repairs to a Choate unit (#3121). The Board concurred with having Steve proceed on these items.

3. Choate outside lighting

Ron Harris reported that the AC has identified outside lighting on the Choate units as not being in conformity with current dark sky policy. The existing fixtures date back to the original construction, prior to adoption of the current policy. The Board asked that the project management group look into the possibility of replacement of these fixtures as a Spirit Dance site project.

4. Other related matters and status updates – None.

5. Vision Committee suggestions & related – Deferred.

6. JHLT matters

a. Utility/access easements (service road) – Bob Pisano indicated that we are still awaiting a response from the JHLT.

b. Response to other JHLT concerns – These matters are being addressed by the project management group.

7. Access easement request

Jon Wylie, counsel for an individual who is considering the purchase of land to the north of SCR and to the west of the Wildlife Art Museum, addressed the Board about the possibility of his client being granted a limited access easement across certain SCR land using the SCR service road. It was noted that the access route to the property is primarily across land owned by the JHLT, with the only crossing of SCR property being the parcel located at the west end of the service road next to Spring Gulch Road. No action was taken.

8. Mead property events – Steve Price updated the Board on a courtesy notice that was sent to him regarding the intent of the Mead's to allow certain events on their property north of SCR (on the west side of Spring Gulch Road).

**B. Governance and Related Issues**

1. Homeowner communications and risk management – Deferred.
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.
4. Scheduling of 2016 Annual Homeowners Meeting

Virginia Nowicki reported that October 1, 2016, the first Saturday in October of that year and therefore the date on which the SCHOA Annual Meeting by tradition would be held, is the day immediately preceding a major Jewish holiday.

Motion: Set the date for the 2016 SCHOA Annual Meeting to be October 8<sup>th</sup>, in order to avoid conflicting with a significant religious holiday. M/S/U

**C. Other Business – None.**

**VI. Conclusion – Next Scheduled Meeting and Adjournment**

The next regularly scheduled Board meeting is the 3<sup>rd</sup> Quarter Board Meeting to be held at 9:00 am on June 23, 2015.

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