

SPRING CREEK HOMEOWNERS ASSOCIATION
Special Board Meeting Minutes
July 9, 2016

Attendees:

Directors Present: Dave Conine, Ron Harris, Bob Pisano, Steve Price, and Stuart Campbell

I. Opening

A. Call to Order and Determination of Quorum

The meeting was called to order at 7:30 am, and a quorum was established.

B. Agenda Review – There was agreement to proceed with an unpublished agenda consisting solely of a proposed agreement with the Town of Jackson and the Jackson Hole Airport pertaining to portions of the Spring Creek Ranch sewer infrastructure lying along Spring Gulch Road.

II. SCR Sewer System

Bob Pisano and Steve Price updated the Directors on the status of discussions to date on a proposed agreement which would enable the Jackson Hole Airport to connect to the Spring Creek sewer line along Spring Gulch Road and which would turn over certain portions of that line and its associated infrastructure to the Town of Jackson or some other entity for future ownership, repair, and maintenance. The Board discussed the proposed terms of such an agreement and the process for reaching resolution among the various parties involved.

Motion to adopt the following resolution and to authorize Bob Pisano to represent the Spring Creek Homeowners Association in formulating proposed final terms and conditions for an agreement among the parties involved:

"Whereas: The developer of Spring Creek Ranch constructed a sanitary interceptor sewer line for the sole purpose of transporting effluent from the development at Spring Creek Ranch to the Town interceptor line at the Phillips Gas Station on Broadway; and

Whereas: Funds for the construction of the sewer line were secured from a bond financing issued by the Spring Creek Improvement and Service District (ISD),

which was created by the developer of Spring Creek Ranch to finance the required infrastructure for the Spring Creek Development; and

Whereas: At the time of the construction (approximately 1982) it was the policy of the Board of County Commissioners not to allow additional hookups to the Spring Creek line; and

Whereas: The Spring Creek interceptor and lift stations were designed to the minimum specifications necessary to accommodate the development at Spring Creek Ranch; and

Whereas: The developments at Teton Golf and Tennis and Teton Shadows subsequently received approval by the County and the Town, and were granted permission by Spring Creek Ranch, to hook up to the northern end of the Spring Creek line; and

Whereas: The Jackson Hole Airport has requested permission to hook up to the Spring Creek line by constructing a line to the northern end of the Teton Golf and Tennis interceptor line;

Whereas: As a result, the Spring Creek interceptor sewer line now has in effect become a "public" interceptor sanitary sewer line serving more than just the development at Spring Creek Ranch, which was not the original purpose of the line; and

Whereas: The Spring Creek Homeowners Association (HOA) and the ISD are volunteer run organizations with no permanent staff;

Now therefore be it resolved:

The Board of the HOA does not believe that it is in the interests of the Homeowners of Spring Creek Ranch to continue to be solely responsible for the maintenance, repair and operation of the Spring Creek interceptor sewer line, and

The HOA Board, as a condition of approving the hookup of the Jackson Hole Airport sewer system, desires all of the interested parties negotiate an arrangement whereby the maintenance, repair and operation of the Spring Creek sewer line be assumed by either the Town of Jackson, or an entity to be created which would assume that responsibility, in which all of the entities utilizing the Spring Creek line would participate."

Moved/S/U

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