

**Minutes of Special Meeting  
Spring Creek Ranch Improvement & Service District  
March 15, 2011**

**Attendees:**

Directors Present: Stephen Price, Derek Goodson, Ron Harris by phone  
Other Officers & Advisors: Sharon Kuehn, Bob Norton, Frank Hess

**I. Opening**

- A. Called to order at 9:00 AM
- B. Quorum established

**II. Review and Approval of Minutes**

Motion to approve the minutes of the March 7, 2011 Special Meeting.

Motion: Derek Goodson  
Second: Stephen Price  
Board discussion  
In favor: All

**III. Old and New Business**

**A. Procedure for ballot request by Non-Electors**

General discussion of desire to simplify and facilitate the voting process in the SCISD, with input from counsel on statutory provisions applicable to ISDs. Further discussion ensued as to possible ways to accomplish this, especially with regard to non-electors landowners.

Motion to:

1. Develop a 1-page form that will serve for non-electors landowners both as a request for ballot for the upcoming election to authorize the incurring of indebtedness and as an assertion of authorization of the individual as the owner (or one of the owners) to vote for specified property at SCR; and
2. Distribute this blank form with the upcoming letter to be sent to all Homeowners at SCR; and

3. Remind non-electoral landowners that this form or an equivalent must be completed, signed, and returned to SCR by April 4, 2011 in order to be eligible to vote in the May 4, 2011 election.

Motion: Stephen Price  
Second: Derek Goodson  
In favor: All

#### **B. Agreement to Provide Services Between SCHOA and SCISD**

Several minor revisions to the previous draft were considered and discussed.

Motion to approve the SCHOA-SCISD Agreement, as revised, for submission to the Board of the SCHOA, with final adoption planned for our Special Meeting on April 2, 2011.

Motion: Stephen Price  
Second: Derek Goodson  
In favor: All

#### **C. Preliminary Budget and Assessment Schedule**

Derek Goodson presented a proposed preliminary budget and assessment schedule for FY 2012 (running July 1, 2011 through June 30, 2012) for the SCISD. There was a general discussion regarding reserves, depreciation, the HOA and ISD budgets and budgeting processes, and so forth. Derek will also prepare a preliminary budget for FY 2011 (the amounts in which will be *de minimis*) and exhibits for several future years. Preliminary budget material for the State loan application is to be adopted at the next ISD Special Meeting, on April 2, 2011.

There will not be a formal budget-related notice published in the newspaper or a budget hearing since this budget development is preliminary in nature, for the purposes of the State loan application and internal planning. A formal budget for FY 2012 will be developed for review and adoption at our regularly scheduled meeting and budget hearing in July, 2011. It was noted that there has not been an annual meeting or budget for the last three years because of inactivity.

**D. Loan Application**

The scheduled date for filing our loan application with the State is April 18, 2011. The status of the loan application package was reviewed, and it is believed that we are on schedule for timely completion of it.

**E. Second Homeowner Letter**

The draft of a 2nd letter to be sent to all Homeowners regarding the water system project and reminding them of the Homeowner informational session and public hearing on March 30, 2011 was discussed and reviewed, with no major changes suggested. Counsel agreed to prepare a consolidated form that would serve for non-electoral landowners as both a ballot request and assertion of an individual's authority to vote.

**F. Revisions to Amended Rules And Regulations and Bylaws**

Counsel summarized the revisions contemplated and reported that he has revised both documents and will circulate final drafts for Director review. It was noted that final Amended Rules and Regulation and Bylaws are scheduled for adoption at a Special Meeting on April 2, 2011, as provided in the notice previously published in the local newspaper.

**G. March 30, 2011 Homeowner Informational Session & Public Hearing**

1. Notice of Public Hearing.

Motion to publish Notice of Public Hearing in local newspaper on March 16, 2011.

Motion: Derek Goodson

Second: Stephen Price

In favor: All

2. Conduct and Procedures for the March 30 Informational Session and Public Hearing

Discussion and agreement that the session will be recorded and that minutes will be taken, including a record of comments from owners and the public (this is needed for State loan application purposes). Owners who wish may dial into the meeting on the SCHOA's non-toll conference call line.

#### **IV. Conclusion and Adjournment**

- A. Next Meetings** – The Informational Session and Public Hearing will be held at the SCR Board Room on March 30, 2011 at 9:00 AM. Special Meetings will be held at the same location on April 2, 2011 at 9:00 AM and then on April 14, 2011 at 9:00 AM.
- B. Adjournment** – Upon completion of the business at hand, the meeting was adjourned.