

SPRING CREEK IMPROVEMENT AND SERVICE DISTRICT
Special Meeting Minutes - DRAFT

<i>Date:</i> January 12, 2016	<i>Time:</i> 9:40am MST
<i>Location:</i> SCR Executive Conference Room	

I. Call to Order and Determination of Quorum

Present: SCISD Officers: Stephen Price and Derek Goodson, and Others: Bob Pisano (by phone), Chris Harrison, and Stuart Lang

II. Review and Approval of Minutes

Approval of the July 17, 2015 Annual Meeting Minutes and the Budget Meeting minutes were deferred

III. Standing Reports

A. Financial

Derek Goodson reported that the SCISD as at December 31, 2015, had collected assessments and late fees totaling \$234,643, and had a cash balance of \$355,800. Upcoming obligations to Wells Fargo for the Road Bond, to the State Land Investment Fund for both the water meter and water system upgrades and to Thompson Palmer for the audit of the FY2015 accounts were reported. Other budgeted projects and expenses were also reviewed.

Stephen Price made a motion to approve the expenditures as follows:

- \$6,636.25 to Thompson Palmer for expense related to the FY 2015 Audit
- \$53,853.19 to Wells Fargo for the January 15, 2016 installment of the Road Bond
- \$28,847.11 to SLIF for the May 15, 2016 installment of the Water System Loan
- \$12,292.65 to SLIF for the June 15 installment of the Water Meter Loan

Derek Goodson seconded the motion. Vote to approve the motion was unanimous.

B. Operations

Stephen Price summarized the upcoming SCISD projects. More specific discussions were to occur during the Old and New Business discussions.

IV. Old and New Business

A. Water

1. Water meters that are inoperative, non-reporting, or not in place

A discussion about procedures related to the review and audit of existing meters took place. All agreed that Stephen Price was to contact Bob Norton to request that Nelson Engineering review the most recent meter readings and reconcile that all homes and commercial units are metered and that those meters are functioning properly.

2. Water usage reporting

The water usage reporting was discussed. With no progress since the last session, it was left with Stephen Price to contact Bob Norton of Nelson Engineering or some other service to develop and implement a reporting of water usage to unit owners. The goal is to have the reports in place before May 2016.

3. Water system projects

Derek Goodson reported that the SCISD has budgeted to fund spare replacement pumps and to fund additional water lines within the Ridge at Spring Creek subdivision. Stephen Price reported that the Spring Creek HOA is managing these two projects, and that the Spring Creek HOA has purchased the pumps and is waiting for recommendations regarding the water lines.

B. Sewer

1. Sewer cleaning and inspection

Stephen Price reported that the inspection of the sewer system from the Ridge at Spring Creek Ranch down past the Homes at Amangani would take place this summer/fall.

C. Roads

D. Financial Matters

1. Admin expenses

Derek Goodson reported that the SCISD has budgeted for various administrative expenses, and that those services typically are provided or managed by the Spring Creek HOA. Derek expects that the Spring Creek HOA as part of its year end reconciliation will identify those expenses that should be for the account of the SCISD, and will invoice the SCISD accordingly.

D. Other Business

E.

1. Resignation of Ron Harris

Stephen Price announced that Ron Harris had sent an email resigning as Vice President. All thanked Ron for his tremendous efforts in recent years with the reorganization of the SCISD and oversight of the major road and water system projects.

Derek Goodson moved to accept Ron's resignation. Stephen Price seconded. There was no discussion. Vote was unanimous.

2. Appointment of Chris Harrison

Derek Goodson moved to appoint Chris Harrison to replace Ron Harris for the remainder of his term. Stephen Price seconded. There was no discussion. Vote was unanimous.

3. Officers

Derek Goodson moved to appoint Chris Harrison as Vice President. Stephen Price seconded. There was no discussion. Vote was unanimous.

VI. Conclusion: Meeting Schedule and Adjournment

A. Next meeting – was left to be determined.

B. Adjournment – the meeting was adjourned at 10:05am