

SPRING CREEK IMPROVEMENT AND SERVICE DISTRICT
Special Meeting Minutes – DRAFT

Date: May 26, 2016

Time: 2:03PM MDT

Location: SCR Executive Conference Room

I. Call to Order and Determination of Quorum

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

II. Review and Approval of Minutes

- A. July 17, 2015 Annual Meeting – deferred**
- B. July 17, 2015 Budget Meeting – deferred**
- C. January 12, 2016**

Minutes from the January 12, 2016 meeting were presented. Chris Harrison made a motion to accept minutes and Derek Goodson seconded the motion. After a brief discussion the motion was unanimously approved.

III. Standing Reports

A. Financial

Derek Goodson reported that the SCISD as at May 20, 2016, had collected assessments and late fees totaling \$310,728, and had a cash balance of \$323,004.17. Upcoming obligations to the Office of State Land Investment Fund for the water meter loan was reported. Other budgeted projects and expenses were also reviewed.

Chris Harrison made a motion to approve the expenditures as follows:

- Frank Hess - \$255.00
- Spring Creek HOA - \$16,381.20
 - o Road Maint & Exp - \$5,075.00
 - o Water System Maint & Exp - \$8,581.20
 - o Sewer System Maint & Exp - \$2,725.00
- Hub International Mtn States - \$2,941.00 – D&O insurance

Derek Goodson seconded the motion. After a brief discussion and explanation of the process regarding the Spring Creek HOA oversight of the various reimbursable expenses, the motion was unanimously approved.

B. Operations

Discussion of Operations was included in Old and New Business below.

IV. Old and New Business

A. Water

1. Water meters that are inoperative, non-reporting, or not in place
2. Water usage reporting
3. Water system projects

The process of the water usage reporting by the Spring Creek HOA was outlined and briefly discussed. In particular, an improved effort to correct either high usage or non-reporting meters issues was described. All were pleased that this initiative is underway.

Mr. Price reported that after conversations and emails between the Spring Creek HOA, Nelson Engineering and Teton County officials, the water distribution system on the Ridge, and in particular, the fire suppression capabilities are appropriately designed and constructed, and that the budgeted construction was not necessary.

B. Sewer

1. Sewer cleaning and inspection

Mr. Price reported that the sewer cleaning originally scheduled for last fall will occur in FY2017.

C. Roads

Mr. Price reported that some road damage from settling on N. East Butte Rd is being addressed by the Spring Creek HOA. Repairs are in process, and will be paid by the Spring Creek HOA, and submitted for reimbursement in FY2017.

D. Financial Matters

1. Admin expenses - deferred

D. Other Business

1. Water Systems
2. Sewer System – new item

Mr. Price provided an update on the effort of the JH Airport to connect to the sewer lines owned by the Gros Ventre Utility (JH Gold & Tennis) and the Spring ISD. Conversations are still in the very preliminary state, and as they progress, the Spring Creek HOA Board will be consulted and will be asked to participate in any negotiations.

3. FY 2017 Budget Guidance – new item

Mr. Goodson reviewed previously distributed preliminary budget assumptions for FY2017, and the resulting approximately \$100,000 reduction of total assessments and expenditures and the resulting impact on individual assessments. Mr. Goodson indicated that even with this reduction, the District would have a substantial cash balance at the end

of FY2018. After a discussion about various strategies regarding changes to the assessment levels and projects, it was proposed that the District add \$100,000 to the preliminary budget to maintain assessments levels similar to FY2016. The additional \$100,000 would be allocated by adding a yet to be determined amount to design and permit well# 3, and the balance to accumulate funds to construct the well at a future date. Ms. Harrison made a motion to authorize Mr. Goodson to submit the preliminary budget as adjusted for the additional \$100,000 to be allocated after consulting with Nelson Engineering. Mr. Price seconded the motion. With the discussion occurring before the motion was made, there was no discussion, and the motion was unanimously approved.

VI. Conclusion: Meeting Schedule and Adjournment

A. Next meeting

- i. Annual Meeting – July 20, 2016 – 10:00AM
- ii. Budget Meeting – July 20, 2016 – 11:00AM

B. Adjournment – the meeting was adjourned at 2:55pm MDT