

SPRING CREEK HOMEOWNER'S ASSOCIATION

**BOX 4780 • Jackson, WY 83001
(307) 733-8833**

Dear Fellow Homeowners

Your HOA Board met on Friday, March 24, 2017 for its Quarterly meeting. Here's a brief summary of what we discussed and the actions we took.

CC&R Amendments.

George Kallop reported that the proposed changes to the Spring Creek Ranch CC&R's, as well as the Townhouse Declarations related to the Spirit Dance and Harvest Dance subdivisions required 60% of the homeowners to agree, and were approved by the HOA membership as follows:

- Revised CC&Rs – 116 or 65%
- Spirit Dance townhouse declaration – 19 or 79%
- Harvest Dance townhouse declaration – 28 or 74%

The revised CC&R's and townhouse declarations will be posted on the SCR HOA website on April 1. Again, the purpose of these revisions is to remove confusing language, which made financing of townhouses very difficult, to enhance property values and to streamline the documents. Thanks to everyone who took the time to vote, and special thanks to George Kallop who undertook this arduous assignment.

Tree Regulations

As reported earlier, the mature trees on the butte have attained a stage in which some of them can block the all important views of our Homeowners. After much consideration and discussion, the Board adopted a simple measure of when trees are not conforming and thereby interfering with views. The test is simple: 35 feet high from existing grade. The mechanism for resolving view corridor issues we hope is equally simple: we want the affected homeowners to communicate with each other and work it out in a neighborly fashion. If that is impossible, then the HOA will oversee discussion and resolution. In keeping with our culture of "neighborliness" if amicable resolution is not possible, then fines will be assessed against homeowner who refuses to trim or cut their trees to comply with these regulations. In addition, the HOA may take such others actions as may be appropriate. We hope this will not be necessary. A copy of the regulations is attached to this letter, and a copy will be posted on the Website.

Road Repairs

As you all know, the winter was one for the record books, both in terms of the amounts of snow and the wide fluctuation in temperatures. The main road up the Butte took lots of punishment and requires extensive repair work. This will begin in early May. We ask that you take care when traveling on the road before the repair as there are many potholes, and watch for repair work. After East Butte Road has been repaired, repairs will be done to the road system on top.

Water Usage and the Third Well

You have heard us talk about water usage on the Butte. Some homeowners have responded with conservation measures that have resulted in decreasing their water usage. The Board continues to encourage water conservation by limiting and adjusting irrigation. However, as additional building takes place, the demand for water in the summer months will not abate. We have discussed extensively the need for a third, 800 gpm well. (As you recall, we currently have a 400 gpm and an 800 gpm well.)

Given the lead times necessary for a project of this scope, The Board has decided to recommend to the Spring Creek Improvement and Service District (SCISD) to proceed with the design and installation of that third well, together with the necessary piping and control systems. As you know, the SCISD owns the infrastructure and pays for repairs of and additions to the infrastructure through a property tax levied on homeowners through Teton County. The estimated cost is approximately \$500,000, which will be financed and paid by the SCISD. We anticipate that the well will be dug this fall, and the piping and control systems installed in the spring of 2018 so that the well will be on line in time for the 2018 summer season.

As a reminder, for the 2018 Budget, the Board is planning to assess water charges to each homeowner based on relative actual usage for the previous year. In the past, assessments have been divided equally within each subdivision.

Pathway Study

Employees of Spring Creek Ranch Management and Amangani park in the parking area adjacent to the Stables and Maintenance Facilities. This necessitates employees walking on East Butte Road, often times in the dark. The Board is concerned about their safety and security, both concerning cars and wildlife. At the request of the Board, the Architectural Committee is undertaking a study of ways to mitigate this risk. We will keep Homeowners advised of possible solutions

First Responder requirement for fire.

When plans were approved for the development of Spring Creek Ranch in 1980, the County stipulated that SCR have "first responder" fire capability present on the Butte. Because the first responder service is provided by Teton County, that requirement was never implemented. At the request of the Fire Marshall, and with her support, Stephen Price representing the HOA and Spring Creek Ranch Management requested that the Board of County Commissions remove such a requirement, which was approved on February 7, 2017.

Financial Matters

The review of the 12/31/2016 Finance Statement of the HOA will be undertaken by Thompson Palmer. Completion is anticipated in time for the 3rd quarter Board meeting, and once accepted by the Board, the report will be posted on the website.

The Financial condition of the HOA continues to be solid. Reserve Accounts as of February 28, 2017 are approximately:

Project common	\$ 598,650
Spirit Dance	\$ 913,080
Harvest Dance	\$1,032,920

Insurance

The HOA had difficulty obtaining property and liability insurance at the end of 2016. The prior carrier terminated its homeowner association program forcing the HOA to find a new program or insurer. Through the great work of Derek Goodson, with help from George Kallop, the HOA was able to obtain coverage for 2017, but at a substantially increased premium. In trying to obtain new quotes, primary reasons for the difficulty and the increased expense were wood roofs, wood burning fireplaces, location in a forest fire zone in the town homes.

A review of our insurance requirements and the level of service from the broker are being undertaken. We anticipate beginning the renewal process early in the summer with the objective of obtaining coverage by the end of the third quarter, 2017.

The Board will continue to try to provide further mitigation of risks, such as the cutting of the green strip all around the Butte, and other defensible space measures. If other items arise, those will be considered.

The HOA has purchased a set of recycling bins which will be available to homeowners beginning May. The bins will be located next to the maintenance building.

As always, we welcome comments, constructive criticism and any suggestions to make Spring Creek Ranch a better place to live.

On behalf of the Board of Directors

Dave Conine
George Kallop
Stuart Lang
Steve Price

By Bob Pisano
President.