

**SPRING CREEK HOMEOWNERS ASSOCIATION BOARD**  
**2<sup>nd</sup> Quarter Board Meeting Minutes**  
**March 25, 2014**

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**Attendees:**

Directors present: Dave Conine, Ron Harris, Bob Pisano, Stephen Price,  
and Stuart Campbell  
Other Officers present: Derek Goodson and Virginia Nowicki  
Other Homeowners: Michael Lehmann  
Advisors: Frank Hess, counsel (for executive session)  
Bill Collins (for executive session)

**I. Opening – Call to Order, Determination of Quorum, and Agenda Review**

The meeting was called to order at 9:00 am MST. The presence of a quorum was established. There was agreement to proceed with the agenda as previously distributed. It was noted for the record that the time and date of the meeting were changed by mutual consent of the members of the Board.

**II. Review and Approval of Minutes**

A. **October 5, 2013 – Annual Meeting (draft)** – Deferred, but with the understanding that a draft would be circulated via email within the next week, for review and agreement to post to the website as a draft.

**B. January 3, 2014 – 1<sup>st</sup> Quarter Board Meeting**

Motion to approve the minutes. M/S/U

**III. Committee and Operating Reports**

**A. Finance Committee**

**1. Treasurer's Report**

Derek Goodson presented the Treasurer's Report for March, which he had previously distributed to the members of the Board. This report shows account balances through the end of February and

details of operations for calendar year 2013. Derek commented that calendar year operating costs were close to or under budget, except for project common (approximately \$80,000 over budget); the major source of variance for project common was substantially higher legal expenses than the level provided in the budget. Discussion ensued, and Derek fielded a number of questions from the members of the Board.

Derek indicated that nearly half of the 2014 dues have been paid in advance by Homeowners. About a quarter are associated with Homeowners who have authorized monthly credit card payments, and about 20% for those who have authorized monthly bank debits (including advances by SCR for certain Homeowners in the rental program). Payment arrangements have not yet been determined for 16 Homeowners, representing 7% of total dues. It was agreed that for 2015 Homeowners would be reminded as part of their new dues notice that a strict policy of late charges would be enforced, with liens filed if dues are delinquent by 6 months or more.

2. Approval of reserve expenditures

Derek Goodson requested that the following reserve expenditure be approved:

\$8,640            Mike Needham (buck rail fence project)

Motion to approve this reserve expenditure in connection with the buck rail fence replacement project. M/S/U

3. Accountant's Review of 2013 Financial Statements

Derek Goodson reported that all of the financial information for the accountant's review has been provided to Thompson Palmer; he expects to have the review work completed by the time of the July Board meeting.

**B. Architectural Committee – Deferred.**

**C. Managers' Report Highlights** – Stephen Price and Stuart Campbell gave brief reports, highlighting in particular the record snow fall over the course of the winter and its impact on SCR.

#### **D. Legal Report (Executive Session)**

The Board went into executive session for a discussion of active litigation and other legal or otherwise confidential matters. Coming out of executive session, the following action was taken.

Motion to approve a resolution to authorize Derek Goodson to represent the SCHOA at mediation scheduled for April 14, 2014, with full authority to act on behalf of the SCHOA and with the Board to convene immediately thereafter by conference call as needed for direction on any proposed settlement. M/S/U

The Board noted for the record that in executive session it had discussed potential new policy regarding homeowner dispute resolution; Bob Pisano and Ron Harris agreed to work with Frank Hess on this matter.

The Board also noted that in executive session Bill Collins had provided his assessment to date regarding the status of the legal and regulatory resolution of the short-term rental issue by the Town and County.

#### **IV. Old and New Business**

##### **A. Infrastructure and Reserve Issues**

Following brief discussion of a number of specific issues, Stephen Price agreed to circulate an email which will provide an update on the various outstanding or ongoing infrastructure projects.

Michael Lehmann made a presentation to the Board on cross country skiing at the top of the ridge this past winter. He presented a series of slides which show the conditions this winter and which address a number of issues regarding optimal ski trail placement for the future. It was noted that Michael took an active role this winter in researching and directing trail location and grooming.

##### **B. Property Issues**

1. Landscape & related – Deferred.
2. Vision Committee suggestions & related – Deferred.

3. Fire Study Report recommendations

a. Sage brush cutting

The SCHOA budget for 2014 makes provision for beginning the process of mowing sage brush along fire break lines identified in the fire study done for SCR by the Teton Science School. The overall project is likely to be undertaken over the course of more than one year.

The initial steps identified by the Board are to (a) mow the fire strip along the eastern border of SCR property, where the location for the fire strip is readily identifiable and the terrain should make such work relatively easy, quick, and inexpensive to complete; and (b) stake out lines on the south and east sides immediately below SCR structures, as identified generally in the Fire Study Report but which are likely to be more difficult than the eastern side to locate precisely and then mow (due to the terrain and possible impact on homeowner views).

The material presented by Michael Lehman (see Section IV.A. above) addresses what he believes is the preferred placement of the fire break along the eastern border, consistent with the Fire Study Report, which can also serve as the location for grooming a cross country ski trail. It is hoped that the eastern border fire break can be cut this summer or fall. It is expected that a cost proposal will be desired with regard to the southern and western fire break lines; and assistance may be required to identify the best locations for these fire breaks.

b. Removal of standing dead aspens – Deferred.

4. Treatment of Townhome parking lots – Deferred.

5. JHLT and TCSPT matters – Deferred.

**C. Rules/Regulations and Financial/Policy Matters – Deferred.**

**D. Homeowner Website – Deferred.**

**E. Other Business** – None.

**IV. Conclusion – Next Scheduled Meeting and Adjournment**

The next regularly scheduled Board meeting is the 3<sup>rd</sup> Quarter Board Meeting on July 11, 2014 at 9:00 am.

It was noted that by unanimous agreement via email, the Board members rescheduled the 4<sup>th</sup> Quarter Board Meeting so that it will now be held on Monday, September 29, 2014, at 9:00 am.

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