

**SPRING CREEK HOMEOWNER ASSOCIATION BOARD**  
**September 30, 2010 4<sup>th</sup> Quarter Meeting**

**Attendees:**

Directors in person: Stephen Price, David Conine, and Jim Byrne  
Directors via phone: None  
Directors absent: none  
Counsel: none  
SCHOA Officers: Derek Goodson and Sharon Kuehn  
Guests: None

- I. Opening
  - A. Call to Order at 1:00 pm and establish quorum
- II. Consent Agenda
  1. Motion to approve June meetings minutes - 2<sup>nd</sup>/U approval
    - a. Approved with correction to state Hank Stifel is completing his second year on the Board.
    - b. Agenda addition – water meter discussion
- III. Report
  - A. Finance Committee and Treasurer's report
    1. Derek reviewed expenses and budget.
      - a. Motion to approve the expenditures as outlined by Derek - 2<sup>nd</sup> /U approval
    2. Thompson Palmer 2009 review completed
      - a. Motion to approve U/2<sup>nd</sup>/U
    3. A few account receivable in arrears the accounting department handling any actions warranted.
  2. SCHOA Manager
    1. Two small water leaks were detected during the water study. One near Spirit Dance and the other at the homes at Amangani
      - a. Working with Bob Norton to solve the problem.
      - b. Suggested that a water report be sent out by mail or on the web.
    2. Fencing the project will Start near Lot 19 and continue to Amangani
    3. Road Stripe was completed.
    4. Few call regarding Homeowner trees obstruction views.
    5. Rental Program behind from last year owners calling in with questions regarding rental income and charges
    6. The 800-gallon pump has been completed waiting on final inspection.
    7. We have a few dying trees on the property that we will be taking care of and replacing.
    8. Sliding Door Project is complete with a few minor follow-ups.

IV. Business to be conducted

1. Old Business

1. Lot 5 Update

a. Executive Session

2. Reinstallation of phone lines

a. A letter was sent to Andy Schilling. The board would like to collect the rest of the amount due from Land LLC. Both Jim and Derek will meet with Mike Hammer to request additional payment of \$55,964 from Land LLC. The Board authorized engaging Frank Hess to advise on matters related to the collection of these funds.

b. Andy Schilling responded and The Board has drafted and wanted to send an additional letter to Mr. Schilling in response. The Board feels that we should hold off on sending and further letters until the final settlement.

3. Land Trust –Charles Haden.

a. The Land Trust submitted the reclamation bid, and is holding the HOA responsible. The deadline May 1, 2010 for Haden or the HOA to complete the work.

b. Members of the board And the Land Trust People walked the property and found that improvements had been made. The Land Trust will draft a letter regarding the June 22<sup>nd</sup> meeting that will hopefully end the dispute with Lot 24.

c. Spring Creek Ranch Board has done its due diligence in resolving any conflicts the Land Trust has and will continue to keep a good working relationship with the Land Trust.

4. Jackson Land and Cattle

a. Executive Session

5. AC Guidelines

a. The Board Moved to approve the Jun 20, 2010 AC Guideline2nd/U

6. Barn Again

a. Working on bids and restoration project to help save our Barn.

V. B. New Business

1. Cutting and Trimming of the trees

a. The AC is looking for direction in how to handle the tree cutting issues arising on the Butte.

b. The board felt that homeowners should be able to work out the issues between each other. If this becomes a problem the homeowners are welcome to bring to the attention of the committee.

2. Harvest Dance and Spirit dance Insurance Coverage.
  - a. Annual Resolution at each Homeowner meeting.
3. Discussions at the Annual Meeting
  - a. How to Limit Costs for the coming year
  - b. Jim Byrne not running for office
  - c. Hank Stifel not running for office

#### Cash

- Operating accounts at August 31, 2010 – \$169,073
- Merrill Lynch account at August 31, 2010 – \$1,696,592

#### Reserve Expenses – since June

- PC – Apex Fence - \$6,985 – buck rail fence project
- SD – P Weinbach - \$350 – repair doors
- PC – SCHOA - \$80 – water system costs
- PC – Modern Lighting - \$23,800 – rewire and surge protect 800gpm pump
- PC – Hatch Pumps - \$3,431 – 800gpm pump installation
- PC – Watsabaugh Excavation - \$1,840 – repair sewer line
- PC – Hunt Construction - \$619 – paving related to the sewer line repair
- PC – Ridgeline Excavation - \$6,520 – repair sinkhole
- HD – Peak Glass - \$848 – repair glass doors
- SD – Peak Glass - \$424 – repair glass door
- PC – Nelson Engineering - \$2,109 – water system engineering
- SD – Valhalla Homes - \$7,456 – repair of Choate sliders
- Request motion to approve reserve expenditures

#### Operations – as at August 31, 2010

- Project Common – \$5,014 under budget
  - Security – under budget - \$2,800
  - Audit – under budget \$3,500 – timing
  - Environmental – under budget \$11,904 - timing
  - Insurance – under budget \$4,411
  - Legal Fees – over budget \$11,714
  - Credit Card Commissions – under budget by \$2,831
  - Recreation – over budget \$8,618
  - Roads & Paths – over budget - \$4,456
- Spirit Dance Site – \$22,487 under budget
  - Maintenance – under budget \$7,791
  - Firewood – under budget \$4,135 - timing
  - Insurance – under budget \$5,079
  - Sewer – under budget \$3,144
  - Water – over budget \$2,691
  -
- Harvest Dance Site – under budget \$20,939
  - Firewood – under budget \$10,971 - timing
  - Insurance – under budget \$3,808
  - Sewer – under budget \$4,372
  - Water – under budget \$3,060
- Sun Dance Site – \$512 under budget

- Elk Dance Site – \$5,524 under budget
- Spring Creek Ridge - \$766 under budget
- Amangani Lots - \$3,109 under budget
- SCR Commercial Site - \$3,573 under budget
- Amangani Commercial - \$2,992 under budget
- SCR Core Lots – \$0 under budget
- Jackson Land & Cattle – \$131 under budget
- Manager's House – \$235 under budget

#### Audit/Review

#### Insurance

- Travelers has agreed to cover costs related to any claims over \$5,000 from the JLC situation
  - Suit filed – nothing new to report

#### Spring Creek Improvement and Service District

- Reviewing various documents to make sure that all are in order so that the District can apply for low cost funds when they are needed
- Working towards an update of by-laws

#### Accounts Receivable

- Only issue of concern is Jackson Land & Cattle lots and commercial
  - Only the assessments related to the Jackson Land & Cattle lots and commercial facilities remain outstanding - \$41,161
  - Statements have been sent regularly including finance charges
  - Frank Hess has filed liens
- Delinquent Accounts
  - PLC Group – 5054 – just 90 days – property in foreclosure
  - Aman #1 – Hayden – over 120 days – will file lien
  - 3124C2 – Sonkens – over 120 days – will call
  - 3196/97 – Rebrovick – over 90 days – will call
  - JLC – Lots 1-5 at Eq Ctr – 180 days
  - JLC – Commercial – 180 days

Meeting adjourned at 10:17

Respectfully submitted by Sharon Kuehn

Next Meeting will be January 5, 2011