

Draft

Minutes

**Board of Directors – Spring Creek Homeowners Association
1st Quarter Board Meeting
January 2, 2008**

Date: January 2, 2008
Place: Board Room, Spring Creek Ranch House

Attendees:

Directors in person: Don Alsted, Hank Stifel, Stephen Price and Jim Byrne
Directors via phone: Peter Fayerman
Counsel: none
SCHOA Management Representative: Derek Goodson
Owners: Mike Hammer
Owners via Phone: none
Other Guests:

- I. Opening
- I. Call to Order

Jim Byrne called the meeting to order at 9:00 am and noted the presence of a quorum.

II. Financial and Committee Reports

- A. Derek Goodson Reported the following
 - 1. The Association is in great shape. The Merrill Lynch account continues to grow.
 - 2. Derek reviewed the Finance Report--- Attached

Motion to approve Leslie Thompson audit and review our books this year and continue to have this completed every five years. M/S/U

- B. Don Alsted Report on the AC activities
 - 1. The AC has made progress with the updated Guidelines. They plan to go over the redline version one more time and submit to the Board at the next Board meeting.
 - 2. Stephen Price suggested that the Board ask the AC to include the requirement of a pressure reducing valve (or PRV) and a water meter in all new construction. At this time only the commercial buildings have water meters. In the very near future we should require all homeowners to put in a water meter.

Motion: to require all new construction to install a water meter. The water meter must be pre-approved to comply with the system SCR had in place.

Motion: to approve the evaluation and cost to install a water metering system in each building. M/S/U

C. SCHOA Manager Report- Stephen Price

1. HOA and commercial projects are in the process of being completed

D. Ranch Manager Report

1. Rentals are strong this quarter. Rentals did well over the holidays
2. Granary looking good, no big staff problems
3. Stephen will follow up with engineering to get the water system study completed.

III. Old Business

A. Fuels and Habitat Management report

1. Completed some back cutting this fall. Will continue to finish the project as the weather allows.
2. County is funding about 65%
3. Stephen Price will work on getting a timeline.

B. Tips up LLC vs. SCRHOA

1. Brief update indicating that the settlement committee would be meeting and would forward any updated information.
2. Andy Shilling will submit a few plans to the County.

C. Additional Expenditures not Budgeted: Peter Fayerman Report

1. Additional Security—Both Abe Suydam and Peter Fayerman reviewed the request for additional Security and submitted an e-mail report for the board to review. A discussion regarding the additional security ensued.

Motion to approve Additional Security during the busy summer months adding hours as follows: 3pm to 10 pm and 7am to 8 pm. The cost is \$36,000.00 per year.

M/S/U approval subject to a job description being provide.

2. Lighting Project: In the March meeting we will have a better of what this will cost and we will review the proposal then.
3. The furniture project will be updated in March
4. Website improvements
 - a) We will be working on adding some more interactive items to the website along with calendar and several other new things.

IV. New Business

A. Peter Fayerman will e-mail more information regarding the project list for the next meeting.

B. The Board thanked Peter Fayerman for all of his work.

C. Christmas Fund

1. Discussion regarding an employee Christmas fund. This year the Association did give each Spring Creek Ranch Creek Ranch employee a \$30.00 gift card from the Association.
2. The Spring Creek Ranch Employees officially thanked the HOA for the Christmas Bonus

3. Derek Goodson offered to construct a spreadsheet that will reward employees in a fair manner. He will put something together for the next meeting

Motion to establish a Christmas fund for 2008 ---M/S/U

D. Other

1. Don Alsted would like to look into recycling. Stephen Price will put together some information for the Board to review.
2. Mike Hammer asked about an e-mail that was sent to him from David Huff. The Huff's had requested that a guardrail be added on East Butte Road. The request came with several other questions. The Board will review and follow-up on the questions that pertained to them.
3. The AC has asked that the Huff's submit a formal request for committee to review.
4. Land Trust agreement—Amendments for 2007 and following.
 - a) Mike Hammer asked for an official approval for the transfer of the Land Trust Deeds.

Motion to approve the Land Trust Deed Transfer.
M/S/U

III. Schedule and Conclusion

A. Next meeting

The next board meeting is scheduled for March 19, 2008.

B. Adjournment

The meeting was adjourned at 11:55 am.

Respectfully submitted,

Karine Thornock, Secretary

Attachment – Treasurer's Report