

SPRING CREEK HOMEOWNER ASSOCIATION BOARD
4th Quarter Board Meeting Minutes
October 3, 2017

Attendees:

Directors present: Dave Conine, Bob Pisano, George Kallop, Steve Price, and Stuart Lang
Others: Jackson Brandenburg, Donna Falk, Pam Goldie-Morrison, Derek Goodson, Virginia Nowicki, Linda Taylor, Tom Taylor, Kent Van Riper

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

The meeting was called to order at 1:30 pm MDT. The presence of a quorum was established. There was agreement to proceed with the agenda as drafted and distributed.

II. Review and Approval of Minutes

- A. **October 8, 2016 – Annual Homeowners Meeting** (to be approved at Annual Meeting)
- B. **March 24, 2017 – 1st Quarter Board Meeting** (to be deferred)
- C. **July 5, 2017 2nd Quarter Board Meeting** (to be deferred)

III. New Business Matters

A. Term Limits discussion

Discussion on term limits was discussed between Board members and owners who were in attendance. The Board brought up that having term limits is a challenge because getting qualified owners to volunteer to participate on a Board. Also resources are limited as there are a few homeowners who live at Spring Creek Ranch year-round. Stephen mentioned in the CC&R's there states that there can be 3 sub boards. The boards are for Elk Dance, Spirit Dance, and Harvest Dance. The boards used to exist but no longer do. At the end of discussion, it was agreed to create a Nomination/Recruitment Committee to help get owners more involved in hopes for them participating on Boards. This topic will be brought up at the Annual Meeting on October 7, 2017.

IV. Committee and Operating Reports

D. Finance Committee

- 1. Treasurer's Report and approval of reserve expenditures

Derek Goodson presented the Treasurer's Report as of the end of August 2017. He noted year-to-date operating costs were over budget due Spirit Dance and Harvest Dance insurance, tree mitigation and contract work for shoveling snow this past winter

He went over the reserve expenses since last meeting and requested approval of the expenditures. The total of the expenditures equals \$66,273.84

Motion to approve the reserve expenditures enumerated in the October 3rd Treasurer's Report and totaling \$66,273.84. M/S/U

2. Reserve study update status
3. Insurance update

Derek Goodson brought the Board up to date on insurance for SCR. He explained to the owners in attendance that we have a new company as of January 1, 2017. Since then have been requesting quotes from other carriers. Travelers, our current carrier, had an inspector come out in August and sent a list of items that we need or needs attention. Some of the items included upgrading smoke detectors, installing CO2 detectors, and deck railings which some items will be budgeted for 2018. Being that we received good marks overall the Board asked Travelers if SCR could renew their policy now versus waiting till December 31. Thus Travelers agreed and cancelled our current policy and issued a new one that will go through August 2018.

E. Architectural Committee

No major projects are currently happening. The only issue is one owner on Upper Ridge road is 2 years over on completing his home. The AC has tried to contact the owner and has been notified the project is on hold. Further this owner is also delinquent with the HOA. Thus Tom Taylor and Bob Pisano will write a joint letter to the homeowner to try and resolve.

F. SCISD

Stephen Price reported Brad Mead and JHLT finally signed the easement to build the new lift station on Spring Gulch Road. Construction began on it this week. Regarding Well #3, bids for drilling the well will start being accept on October 5. Depending on well driller response the work may proceed this fall or next spring. The lot on the left hand side of the straight away as you come up East Butte Road has been sold. The owners have divided it into 2 lots and have started building a road to access these lots. The road is very steep and concern the drainage onto the road especially in the winter time. The ISD is waiting to hear from the engineer.

G. Managers' Reports

Stephen Price reported that the main road was patched this spring. Harvest Dance and Spirit Dance lots will be done in April or May. Chip sealing will be done in August 2018 by Evans. The culverts have been cleaned out. The weeds were taken care of along the roads up passed maintenance and continued up the swell. The mobile home behind maintenance has been moved off property. Numerous pool repairs have been done. SCR has received approval for cutting the ski trail in swell which will be done by Lee Bushong. Roof replacement for Lower Harvest Dance will start on October 4 and go through beginning of November. These units are 3130-3165. Will be staining the grouts at the end of the month and caulk next year.

Stuart Lang reported that Amangani is active in cutting and tree mitigation to help with view corridors.

III. Old and New Business

A. Infrastructure, Property, and Other Project Issues

1. Project management status

a. Exterior doors in townhome subdivisions

One door has been ordered with an 8 week lead time. Harvest Dance windows will be replaced as needed as seals are broken.

b. Common area landscape management plan

Karen Van Riper has been working with AC over the year on landscaping. They are working submitting a plan for 2018 to Derek Goodson so it can be incorporated in the Budget.

c. Greenstrip cutting (2nd and 3rd phases)

Work on phase 3 will begin the week of October 9th. All to be completed within a year.

d. Construction parking and enforcement

Owners who are doing any type of remodeling or construction need to notify the Architectural Committee so they can inform Stephen Price and if a staging area is needed can be determined where.

e. Harvest Dance mold remediation

During SCR preventative maintenance inspections our maintenance team will be checking the crawl spaces for adequate ventilation and making sure there is no mold. If anything is found, owner will be notified and it will be their responsibility for taking care of.

f. Roofing

As mentioned earlier by Stephen Price, roof replacement for Lower Harvest Dance will start October 4 and go through early November

2. Sewer system transfer and tie-in fee status

This is discussed under the SCISD notes.

3. Website

It is being updated as needed. At Annual Meeting will remind owners to go into the Directory tab and enter in contact information for others to be able to access.

4. Roads and Road signage at SCR

New road signs have arrived and will be put up.

5. Recycling program

A recycling bin is now here and located near maintenance.

6. Pathway from Ranch House to Amangani/Granary and intersection

The Board discussed this topic once again and has decided not to move ahead with the pathway.

7. Removal of temporary employee housing quarters update

Trailer has been removed.

8. Access and utility easement for service road (JHLT agreement)

No update.

B. Governance and Related Issues

1. Updating and distribution of SCR rules/regulations

IV.

A. Other Business

A few homeowners has voiced that they would like to be able to call into the Annual Meeting. The issue is due to the logistics of the room set-up and being able to hear all that is being said it is currently no feasible. For upcoming year, the Board will discuss and see financially if it would work.

V. Conclusion – Next Scheduled Meeting and Adjournment