

SPRING CREEK HOMEOWNERS ASSOCIATION BOARD
Special Board Call Meeting Minutes
November 2, 2011

Attendees:

Directors present: David Conine, Ron Harris, Bob Pisano, Stephen Price, and Stuart Campbell

Other Officers present: David Hansen, Derek Goodson

I. Opening

A. Call to Order and Determination of Quorum

The meeting was called to order at 9:00 am MDT. The presence of a quorum was established.

B. Agenda Review – There was agreement to proceed with the agenda as drafted and distributed.

C. Ratification of Actions at New Board Meeting on October 8, 2011

At the time of the New Board Meeting on October 8, 2011, the membership of the New Board had not yet been officially established, due to a lack of quorum at the Annual Meeting (at which time Directors are elected). The Directors present at the scheduled New Board Meeting decided to proceed, with the understanding that the actions taken would be subject to ratification at the next official Board meeting following the Adjourned Meeting of the members (at which meeting the membership of the Board would be made official).

Motion to ratify all of the actions at the New Board Meeting on October 8, 2011, as recorded in the minutes of that meeting. M/S/U

II. Review and Approval/Correction of Minutes

A. October 6, 2011 – 4th Quarter Board Meeting

Motion to approve. M/S/Passed (4/0/1, with Bob Pisano abstaining since he was not on the Board at the time of the 4th quarter meeting).

B. October 8, 2011 – Informal Annual Meeting

Motion to post the draft minutes on the SCHOA website (minutes are to be approved at the 2012 Annual Meeting). M/S/U

C. October 8, 2011 – New Board Meeting

Motion to approve. M/S/U

III. Old and New Business

A. Budget and Assessment Schedule for 2012

Derek Goodson presented the final version of the Budget and Assessment Schedule for 2012. He reported that the only change to the previous version was the reassignment of Lot 50 for 2012 from an undeveloped lot to a home (since construction has commenced).

Motion to approve the final version of the Budget and Assessment Schedule for 2012, as presented by Derek Goodson. M/S/U

Derek reminded the Directors that there were likely to be reserve expenditures for capital projects during 2012 that had been identified but for which specific amounts are not included in the budget. It had been agreed by the Directors previously that such items would not result in changes to the Homeowner assessment schedule for 2012. A consequence of these projects is the prospect that reserve funds may need to be liquidated in order to pay for them, and that the timing of such liquidation may not be advantageous from an investment of funds perspective.

Motion to authorize Derek Goodson to access margin capacity in the SCHOA's Merrill Lynch investment account in order to pay reserve expenditures as they arise or to otherwise manage the Association's reserve funds, for a duration not to exceed 60 days, with notification of the

Board when the margin capacity may be accessed and when it is repaid.
M/S/U

B. Landscape Repair/Mitigation

Stephen Price reported that landscape repair and/or mitigation related to capital projects has been completed to the extent possible. The need for any further work will be determined in the spring.

C. Transfer of Funds to SCISD

The SCHOA Board, by previous resolution, agreed to reimburse the SCISD for expenses associated with the replacement of the SCADA or telemetry system (part of SCR's water system). This resolution reserved the right for the Association to request repayment from the District at such time as the District has accumulated sufficient funds to enable it to do so.

Derek Goodson reported that the SCISD has approved payment of the 2nd project invoice to WETCO (the contractor on the project), upon the recommendation of Nelson Engineering (the project manager) and subject to receipt of funds from the SCHOA. The amount of the invoice is \$37,543.10. This would leave approximately \$15,000 in project costs and retainage outstanding, which would become payable upon completion of the small amount of the project remaining. The SCADA project being done by WETCO cannot be completed until the new pumps are installed.

Motion to authorize the transfer of project common reserve funds to the SCISD in the amount of \$37,543.10 for reimbursement of SCADA system costs incurred by the District, pursuant to the Association's resolution to reimburse such expenses and reserving the right to request repayment from the District of any or all of this amount at such time as the District may have accumulated sufficient funds to enable it to do so. M/S/U

IV. Conclusion

A. Next Meeting Date – January 9, 2012 at 9:00 am MST.

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