

SPRING CREEK HOMEOWNER ASSOCIATION BOARD
November 3, 2010 Special Meeting

Attendees:

Directors in person: Stephen Price and Ron Harris
Directors via phone: None
Directors absent: David Conine, Hank Stifel, and Stuart Campbell
Counsel: None
SCHOA Officers: Derek Goodson, and Sharon Kuehn
Guests: None

- I. Opening
 - a. Call to Order at 9:10am and establish quorum.
 - b. Unable to establish a quorum.
 - c. Recognize that this meeting be official by everyone by email.
 - d. **This meeting is subject to ratification by full Board.**
- II. Consent Agenda
 - A. Operating Budget and Assessment Schedule for 2011
 1. Derek will present the Operating Budget and Assessment Schedule for 2011 at the next meeting.
 2. Budget open issues include Spirit Dance pillars damaged by wood rot affecting pillars, decks, and roofs.
Nelson Engineering is reviewing the situation and will provide recommendations for repair.
 3. Documentation and photo's to be sent to owners when more information follows from Nelson Engineering.
 4. Executive Session
 - B. Landscaping Encroachment onto Amangani Lot 24 (Conservation Easement)
 1. Encroachment from Lot 24 into Jackson Land Trust has been resolved.
 2. Sod was removed and seeded with wild grass seed.
 - C. Liens Filed
 1. Statements were sent for entities with arrears.
 2. Demand notices were sent.
 3. Liens filed against: Charles Hayden
Jackson Land & Cattle
PLC Group
 4. Executive Session

- D. Possible request from the Architectural Committee to move meeting date from first Monday of every month to the first Friday of every month.

1. At the direction of Tom Taylor once he receives approval from the Committee he will present the request to the Board at their next meeting for approval.
2. The next Architectural Committee meeting is scheduled for Friday December 3, 2010 at 9:00 AM MST.

E. Confirmation of Meeting dates

1. Meeting date discussion and dates confirmed.
2. Calendar to be sent in one week pending day change request from the Architectural Committee.

F. New Business

a. Water System and Lift Station

1. The water system is under review for upgrades and repair of current system due to age and property demands.
2. Water leaks in the system have been detected and are under review for repair.
3. Proposals for new pumps and electronics have been requested.
4. Suggestion of specific Board Members and Finance Committee members to be involved as this process goes forward.

G. Trees and view corridors

1. Review of policy and request the Architectural Committee to adopt rules regarding tree management to submit to the Board for review.
2. A list of flora and slow growth trees is requested from the Architectural Committee.
3. Open discussion regarding trees and flora necessary for wildlife habitat.
4. Executive Session

H. Shuttle service cost and fees

1. Policy to be defined and distributed to homeowners

including scheduled shuttle times.

I. Pool memberships

1. Discussion regarding staffing the pool longer hours.
2. Discussion to have a lap lane available at all times.
3. Suggestion to have lap lane swimming hours.
4. Pool memberships to the public discussion.
5. Children under the age of fifteen are not permitted in the Fitness Facility, and this is posted policy.
6. Board will draft policy and procedure for the pool for review.
7. Executive Session

J. Dog Policy

1. Policy to be distributed to homeowners on how dogs on the butte report to Spring Creek Ranch Homeowners Association.

III. Conclusion

1. Next meeting
2. The next meeting will be held on Wednesday January 5, 2011 at 9:00 am. An informal meeting will begin at 8:00 a.m. at the Granary.
3. Adjourned

Meeting adjourned at 11:15 a.m.
Respectfully submitted by Sharon Kuehn
Next Meeting will be January 5, 2011