

SPRING CREEK HOMEOWNERS ASSOCIATION BOARD
Special Board Meeting Minutes
August 10, 2015

Attendees:

Directors present: Ron Harris, Bob Pisano, Stephen Price & Stuart Lang
Directors absent: Dave Conine
Other Officers present: Derek Goodson

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

The meeting was called to order at 8:00 am MST. The presence of a quorum was established. There was agreement to proceed with the agenda as previously distributed. It was noted for the record that formal notice of the meeting was waived by the mutual consent of all of the members of the Board.

II. Review and Approval of Minutes – Deferred.

III. Committee and Operating Reports – Deferred.

IV. Old and New Business

A. Infrastructure, Property, and Other Project Issues

1. Infrastructure needs

Stephen Price reported that sewer leakage problems have been detected in the crawl space under at least one Choate unit. Maintenance is checking other units for similar problems. The Association's policy with regard to making repairs in situations like this is that a townhome owner has responsibility inside the unit (i.e., to the foundation walls), and the townhome subdivision has responsibility from the foundation walls outward. He indicated that the problem which has been identified is in the crawlspace under the unit. The Board concluded that making repairs would therefore be the responsibility of the homeowner (excluding any problems subsequently discovered beyond the foundation walls).

Ron Harris reported that fireplace and chimney inspection reports for the Gruen units and a sampling of the Choate and Harvest Dance units have been received from the professional inspector who investigated their condition. He concludes that there is a design flaw present in the ground level fireplaces of 11 of the 12 Gruen units that warrants remediation (the owners of #3109 replaced their fireplace in the past as part of a remodel, and does not have the same design flaw). The upper level fireplaces do not have the same design problem, nor do the fireplaces in the Choate or Harvest Dance units. The inspector concludes that the ground level fireplaces in the 11 identified Gruen units should not be used until the flaws are corrected. He did not provide a specific solution to the flaw, but suggested that remediation would likely be a significant and potentially disruptive undertaking.

Considerable discussion ensued surrounding the issue and actions needed. The Board concluded that it must take the lead in specifying and arranging for the repairs or replacement needed, given the community-wide risks involved. It directed SCRM to continue to post signage in or near all of the affected fireplaces which prohibit their use until the matter is fully resolved. The Board authorized the engagement of the fireplace inspector to return to SCR to consult with the Association on appropriate remedies; and it authorized Jackson Brandenburg to work with an experienced local fireplace specialist (not a certified inspector) to see if he or she concurs with the conclusion of the inspector and any specific remedies that he suggests. It was recognized that the circumstances involved warrant payment for any repairs or replacements to be the responsibility of the subdivision (including the possibility of any insurance recoveries). It was agreed that moving expeditiously (but prudently) is essential.

Motion to (a) fund work necessary to correct the problems identified in the Gruen fireplaces out of Spirit Dance reserve funds and (b) direct Derek Goodson to inquire as to coverage for some or all of the work needed under the existing insurance policy. M/S/U.

2. Trees blocking views

Stephen Price reported that he has been in contact with the Stifel (5030) and Chrystie (5031) homeowners, in an attempt to identify potentially problem trees and any resolution needed for the situation.

3. Vision Committee suggestions & related

Stephen Price reported that he had received repair and maintenance suggestion lists from the Vision Committee, which he appreciated getting. He agreed to pursue items on it.

4. Access to Mead lots that are for sale

A question that has arisen concerns access to the Mead lots between SCR and Spring Gulch Road, which are currently listed for sale. One possibility is that access may, by request or easement right, be from East Butte Road – similar to access to Stonecrop. Stephen Price agreed to discuss the matter with Frank Hess and, when matters are clarified, with the listing agent. The purpose of pursuing this is to avoid unnecessary misunderstandings or conflicts in the future.

B. Annual Meeting Planning

Stephen Price agreed to work with Virginia Nowicki and Dave Conine on the logistics of the Annual Meeting sessions and events. Ron Harris agreed to work with Virginia to draft the documents needed.

C. Other Business – None.

V. Conclusion – Next Scheduled Meeting and Adjournment

The next regularly scheduled Board meeting is the 4th Quarter Board Meeting to be held at 9:00 am on Tuesday, September 29, 2015.

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