



Facilities:

Community Center: The Community Center is moving forward and framing is almost complete. We met with Robert Howard, Katie McConnell, John Bailey, Kristine and myself to review the needs and additional issues including reductions in the Bailey contracts, additions if needed, change orders, installation of fire suppression line etc. We are preparing a budget for the new center as well as a transition plan which will include asset management plans for our current facility. *Attached you will find the weekly updates. Please review them in detail.*

Horse Palace Design Study RFQ: The RFQ's will be presented by three firms at the July board meeting. From the firm selected, we will work on an agreement and move forward with an initial timeline for completion.

Operations:

COA: The COA rules and COA Member procedures are being reviewed to see what changes may need to take place in regards to current rules and member requirements/policies. Some items for discussion in upcoming meetings include:

Feasibility of conducting pre/post inspections on SCA building permits – The COA discussed this at length. There were concerns that they were not contractors and unable to perform inspections. We stressed that this was being considering largely for the impact to the roads for new construction in the area and being able to hold the contractors accountable for any road damage caused. D'Ann is working with Katie to create a contractual agreement the contractors, including utilities will have to sign stating they will repair any damage to the roads during construction within a specified timeframe to the requirements of SCA. We also stated that the inspections would be sight only, no one would be required to go out with a tape measure to ensure that the buildings/accessories are within the setbacks. Also, that this would be an aesthetic inspection for items such as sheds, fences, etc. An example would be that they stated on their application that it was a 10X10 shed in order to pay a lesser permit fee when it fact they obviously built a 30x40 shed. During the discussion on this item, the Committee requested to have representatives from the County Building Department invited to the next COA meeting to better understand their permit and inspection processes. Based on the results of that meeting, D'Ann has provided Randy Brown an MOU for review, this would be an agreement with the County to hold C of O on a new home until the home meets the requirements of SCA, this is in regards to past homes built with no covered off street parking. D'Ann is also checking on County policies regarding road repair, and a policy that requires an accessory structure to be moved.

Other Rule Suggestions Will Include:

Door to Door Solicitation

Modular Homes

Noxious Weeds

Weed Height Limit/Larger Clearance Requirement Around Homes

Contractors Agreement and Contract

Construction Site Standard – Porta Toilets/Dumpsters

Reseeding After Construction

ATV Ticketing with Security

Dog/Cat Limit on Property

The COA has been conducting a workshop to review the DOR's and COA Rules and Regulations which will be finished at the July 26 special meeting, the Committee and Staff have conducted a thorough review of each

DOR and COA Rule to help the committee fully understand their duties and provide explanations and interpretations of the rules.

COA Opening: We have two vacant seats on the COA, one being the Vice Chairperson, and we currently have two individual letters of interest. The COA will expect to elect a replacement Vice Chairperson at their August Meeting to allow new members the chance to be included in that election.

D'Ann has been in contact with a couple of software companies that provide Violation Tracking Systems for HOA's. We have secured a bid from SmartWebs which provides a one touch violation tracking system. This system will allow the inspection and violation process to be improved due to its ease of use and accessibility. Security will also be able to assist in citing properties using this software.

We have received exceptional response from property owners who are in violation. People are calling in more to find out how to correct the violation(s) and they mention concern that they do not want to get a fine. The correction/compliance rate has increased vs. past years.

Roads and Maintenance: We are almost complete with the road work needed on the roads we are chip sealing this year. Chip sealing will happen in August for the 32 miles of roadway that was approved previously. *Attached is an updated list of road maintenance completed.*

General Plan: The online survey is now available to members to complete through survey monkey. This survey is available on our website, Facebook, at the Association office and has also been E-blasted out to members. This survey is another avenue for members to give their input and who have not been able to make the previous community forum or focus groups. Below is the initial schedule that was presented and we are currently on target with our timeline.

Timeline

- Board Retreat: Complete – April 2016
- Community Forum: Complete – May 2016
- Focus Groups: June 21, 2016
- Community Survey: July 2016
- Community Workshops: August 2016
- Executive Management Team Workshop: September 2016
- Community Overview Meeting: October 2016
- Final Plan Execution: December 2016

President's Committees:

Municipalities Committee: The RFQ has passed for the Alternatives Analysis, Feasibility Report and Special District Formation Services for the Spring Creek Association. The purpose of the request is to help our Association understand the feasibility and evaluation of becoming a General Improvement District, Unincorporated Town, or other entity. We received three proposals that I have sent out for each board members review. Please make notes, questions or comments as these will be presented at the July board meeting.

Paddy Legarza will be chairing the committee from here on out and has a lot of knowledge from the past regarding research and what has been happening.

Also, to give a little background from those of you who are not on the committee and to clarify the history of where we are today. In the past, it was brought to the board by a past president to complete a study similar to the one we are in the process of doing now. The board decided to have a committee put together so that the options of what type of entity to become were narrowed down since there are so many options and some are just not even in sight. This committee has come to the conclusion after much research, conferences, and

conversations that the most feasible probably would be a GID, Unincorporated town, or combination thereof. When putting out the RFQ, we wanted to make sure that we didn't ask someone to look at everything since the committee already did this although, that doesn't mean from their experience they could recommend something different. From this study we hope to understand all the legal ramifications, funding, structures, pros, cons etc.

Water Committee: A sample binder is currently made with all information gathered over the months to help inform our committee and others of our current water state and help address any concerns they may have. Tim from Utilities Inc. provided an update on projects they are taking on in regards to water and included the following:

Project updates for SCU:

Tank 106 (on Holyoke) – Expected completion date Sept 30, 2016 - Project delayed.

High Tank (on Holiday) – Expected completion date Sept 30, 2016 - Project delayed.

Well # 8 – Researching other areas to drill a well rather than at the current site. In work, completion undetermined at this time. SCA property included in possible locations. Will contact SCA regarding use as work progresses. Test sites to be presented to SCA BOD at July meeting.

Well #12 – Rehabilitate well by the HP for pressure and drop it down approx. 100 feet Crew on site. In work, on schedule. Partial rehabilitation complete. Will resume in the fall.

Well #9 – Rehabilitate well and can go a several hundred feet down. Tentative.

Well Monitoring Equipment –In work, completion date extended to 8/30/2016

103 Generator – Expected online by April 30, 2016 Equipment performed as intended during Sunday, 6/12/2016 power outage, no loss of service to customers in that area. Completed.

Twin Tank B – Blast & re-coat tank –Crew on site. In work, completion expected mid July. Project nearly complete. Paint is 'curing'. Contractor will return to finish 1st week of August. 8/30/2016 completion date.

Cathodic Protection (4 tanks) –. Completed.

Wells # 12 (Bronco), #4 (Oakshire), #10 (Flora Ct) – Rehabilitate wells –Project delayed due to high demand. Will resume in the fall.

Other Items:

USPS Post Office Cluster Boxes

The right of ways and property surrounding the USPS cluster boxes throughout SCA are in great disrepair. Throughout the years, there was much discussion regarding the installation and maintenance of the right of ways around the cluster boxes. The USPS originally obtained Right of Way permits from Elko County to install the cluster boxes in Elko County. SCA has, in the past, sent letters to the USPS requesting that the USPS maintain the cluster box right of way by repairing the concrete, trimming weeds, etc. More recently, the large pot holes have become a huge area of complaint for SCA residents.

Staff and legal are working to attempt to find a solution to the maintenance problem with the USPS. So far, the USPS has declined to assist or perform any maintenance in these areas, and SCA has performed some of the maintenance. The maintenance problems are severe and need attention. Many of the communications between SCA and the USPS have been handled extremely negatively by USPS, and most recently, USPS has requested that SCA legal counsel discuss the issues with USPS legal counsel. Katie McConnell, SCA Attorney sent a letter to USPS legal counsel in July and has not heard back yet regarding the plans for maintenance, plans for more boxes and the general issues between SCA and USPS. Staff and legal will continue to work on a proposal or solution to bring to the Board regarding repair and maintenance of these areas.

Upcoming Events:

- 4th of July Event: Review outcomes and wrap up meeting
- Truck or Treat Event: Details and initial planning update

Respectfully Submitted,

Jessie Bahr, Spring Creek Association President/ General Manager