



Facilities:

Community Center: The Community Center is moving forward quickly. Electric is almost complete, insulation being prepared, the County Fire Marshall performed his fire suppression inspection, relooking at adding spacing to the parking lot was redesigned, wiring and the security system is being put in and the paving plan finalized. Internally we are finalizing the Community Center budget, ordering what is needed, developing the transition plan as well as grand opening plan.

Horse Palace Design Study: SCA and the LCA team met to review all the issues in the horse palace. An initial draft will be reviewed at the October board meeting. Minutes from the meeting are below:

A. The design study will focus on the following building components, systems.

1. Building envelope, walls, roof, openings. The facility is not insulated.
2. Grading: Existing grade around the building is too high in many locations and may not slope away from the building.
3. ADA: ADA assessment / survey will be limited to openings in the building envelope.
4. Structural System: The building leaks and has condensation problems, which has led to moisture exposure by the superstructure, resulting in rust.
5. HVAC System:
 - a. Currently use propane powered radiant and unit heaters. Propane powered radiant heaters without ventilation contribute to condensation.
 - b. Paddy would like to see radiant heating employed.
 - c. A new system would employ ventilation/supply air to facilitate motorized events and should be designed for a dirty environment.
6. Lighting
 - a. Geoff requested that the Association provide power consumption data for the past 12 months noting the maximum demand each month.
 - b. Natural lighting will supplement artificial lighting.
 - c. Lighting is turned on by individual users. A method to charge for power and lighting was discussed.
4. Miscellaneous
 - A. The grandstands seat approximately 1,500.
 - B. The building is fire sprinklered and has a fire alarm system.
 - C. Summit has scanned the existing drawings.
 - D. The building is 185 ft. x 336 ft. with the Arena 147 ft. x 250 ft.

Operations:

COA: The COA rules and regulations were approved at the September 13, 2016 COA Meeting, with the exception of a couple items. These will be updated and revised for approval at the October 11, 2016 COA Meeting. This will conclude our changes at this time.

The COA Member policies and procedures will also be finalized at the October 11th meeting of the COA.

Some items for discussion in October's meeting will include:

Door to Door Solicitation – *the verbiage is being revised per recommendation by Copenhaver & McConnell .We will then order and place signage at the entrances of each tract just below the no hunting signs.*

Contractors Agreement and Contract – *this is still under review by Katie McConnell to require a deposit for SCA Road damage/repair.*

ATV Ticketing with Security – *we are still waiting to ensure that we have the ability without liability, we would then order "tickets" and then we will begin enforcement with Security*

The Building Application Packet has been revised to include requirements for Contractors to supply dumpsters, porta toilets, and maintenance of the road and road edge during construction. Also a requirement that construction activities cannot commence until 7:00 am to be in accordance with County noise ordinances.

SmartWebs is up and running D'Ann has been working with the program and has sent out 192 new letters in the past two weeks, this is about an 80% improvement in efficiency. There are still a few bugs that need to be worked out, but overall the program is working exactly as expected.

D'Ann and Jessie have scheduled to do a full review of every home in the HOA on Wednesday September 21st, and again on Monday September 26th with more dates to come.

Roads and Maintenance: The road chip project is completed for the year and another evaluation of the roads was just done to see how many still need attention. I believe there is room next year for a better executed plan including using best practices with brushing the roads after, building up the edges etc. I would like to propose in the budget reviewing our roads with an asphalt consultant to make sure we are using the proper procedures. Next will be the other priority list of items including additional patching, golf cart path paving, marina path paving, shouldering up the roads, post office box work, work to be completed at Schuckmann's, paving the community center lot etc. We will also be preparing for the winter season and making sure we have a solid plan going into this season including backup parts and additional staff with CDL's.

General Plan: The online survey is now complete and the survey results community meeting is over. From here we will draft the initial plan for feedback.

Weed Management: The SCA recently meet with a few agencies to review the weeds concern not only in Spring Creek but in the County. The next steps will be Steve Foree getting a meeting set with the County to review the plan and next steps. Representation was present from the following agencies:

Steve Foree – Department of Wildlife – Eastern Region Habitat Supervisor

Andi Porreca – Cooperative Weed Management Area – Coordinator

Jaime Jasmine – Natural Resources Conservation Service – District Conservationist

Brien Park - Natural Resources Conservation Service – Soil Scientist

The goal of the meeting was as follows:

Understand timing of weed spraying (possible use of pre-emergent), mowing, and targeting species with certain chemicals before next Spring.

Understand what the Association can do now to control weeds and if mowing and chemical spraying is still effective.

How to get all agencies involved in one effort to control weeds including County, SCA, State, Lamoille Conservation, NDOW, Coop. Extensions, NRCS etc.

Develop plan with all entities in the County

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 had an initial call with Hansford and provided her with many documents to review. We will be having a follow-up meeting once she has time to review and develop additional questions.

Water Committee: Tom Whittle, Paddy Legarza and I met with John Ellison a few weeks back regarding the issues we are experiencing in Spring Creek. John is aware of the issues although not in the depth that was provided. Tom, Paddy and I had a call with John and the legal representatives of the Legislative Council Bureau on what type of bill changes we would like to see and what we would like to see drafted. I will be doing some legwork on this and get them over information so they can make final recommendations.

Utilities Inc. Updates

Replace Tank 106 (on Holyoke) - Project delayed to 2018 Replace High Tank (on Holiday) -Project delayed to 2019.

Well # 8 - Test well bids received from three contractors on 9/16. Award expected week of 9/19. Need to final with SCA regarding test well site permissions.

Well #12 - Rehabilitate well. Partial rehabilitation complete. Will resume in the fall.

Well #9 - Rehabilitate well. Tentative. No change.

Well Monitoring Equipment -In work, completion date extended to 10/31/2016

103 Generator - Completed.

Twin Tank B - Blast & re-coat tank -Completed.

Cathodic Protection (4 tanks) -. Completed.

Well #4 (Oakshire), #10 (Flora Ct) - Rehabilitate wells. Will resume in the fall. On schedule, 11/30 tentative completion date.

Upcoming Events:

- Truck or Treat Event: October 31st at the Marina (Information Attached)
- Grand Opening Plan: Details and initial planning update

Respectfully Submitted,

Jessie Bahr, Spring Creek Association President/ General Manager