



Facilities:

Community Center: The Community Center is moving forward and electrical is now being put into place as well as plumbing. You will find the budget of additional “inside items” we will need to plan to expense including a security system, audio visual and sound systems, landscaping etc. We are working on a transition plan from offices to the new facility as well as the grand opening plan. *Attached you will find the weekly updates. Please review them in detail.*

Horse Palace Design Study: An agreement has been made with LCA Architects in regards to the HP Design Study. I recently spoke with Byron to get a game plan on next steps. We will likely meet in two weeks as some of his team is out of town to review the history and a walkthrough of the project again.

Operations:

COA: The COA rules and regulations and COA Member policies and procedures are being finalized. Some items for discussion in September’s meeting include:

Door to Door Solicitation – *this is being discussed as to the ability to prohibit solicitation in the Association by placing signage at the entrances of each tract just below the no hunting signs. Some suggest this would not include Spring Creek Schools or Spring Creek Youth Sports fundraising.*

Modular Homes – *the COA has resolved that they would like to implement that no more modular homes will be allowed in any other tracts except the 200 (vista Grande) tract. They feel this is the only logical way to control this.*

Noxious Weeds - *this will be implemented and will reference county and state requirements for control of noxious weeds, we will have the backing of county and state on this topic for enforcement.*

Weed Height Limit/Larger Clearance Requirement Around Homes – *we have suggested a no higher than 12” and no more than 50% of your property.*

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

Construction Site Standard – Porta Toilets/Dumpsters – *this has been added to the building permit application*

Reseeding After Construction – *this has also been added to the building permit application*

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*

Dog/Cat Limit on Property - *there is no number limit however we have made a new rule specifically regarding excessive numbers of domestic animals and excessive noise from them.*

The COA has been conducting a workshop to review the DOR’s and COA Rules and Regulations which was finished at the July 26th 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 filled the two vacant seats on the COA. We did not elect a new vice chair yet as there was not a full committee at the August meeting, we will elect in September.

D’Ann, Jessie and Kristine have signed a 2 year contract with SmartWebs, a software company that will provide an advanced Violation Tracking System for our HOA. SmartWebs provides a one touch violation tracking system via an iPad from the field. This system will allow the inspection and violation process to be improved due to its ease of use and accessibility. Letters are mass generated with embedded photos and sent via cellular

service to a print queue at the office, when D'Ann returns all she has to do is print the letters and mail them. Reports can be generated for update purposes in a multitude of formats depending on what the user wants to see. Security will also be able to use the iPad to assist in citing properties after hours.

The go live date is expected for September 1st.

Roads and Maintenance: Road work will be completed by Friday on the 32 miles of roads. A few bumps in the road but is to be completed. Next will be the other priority list of items including additional patching, golf cart path paving, work to be completed at Schuckmann's 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 with comments attached. From this data, we will develop a draft plan to be presented in a public meeting in September as well as to the board.

Timeline

- Community Workshops: September 2016
- Executive Management Team Workshop: September 2016
- Community Overview Meeting: October 2016
- Final Plan Execution: December 2016

Weed Management: The SCA recently meet with a few agencies to review the weeds concern not only in Spring Creek but in the County. 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. I will be working with Hansford Consulting to develop a timeline and next steps to help us move forward.

Water Committee: Tom Whittle, Paddy Legarza and I met with John Ellison today regarding the issues we are experiencing in Spring Creek. John is aware of the issues although not in the depth that was provided. We gave and reviewed key points on legislation changes we would like to see in which John is meeting with the legal folks in Carson City Friday to review. From this point, we will likely have a conference call with the legal team or meeting in which I will let each of you know so they can fully understand the issues and what type of legislation needs to be introduced.

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 on hold.

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

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. Project in work.

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. Project delayed until 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 Project in work.

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. Project in work.

Cathodic Protection (4 tanks) –. Completed.

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

Upcoming Events:

- Truck or Treat Event: Details and initial planning update
- Grand Opening Plan: Details and initial planning update

Respectfully Submitted,

Jessie Bahr, Spring Creek Association President/ General Manager