



Facilities:

Amenities: All amenities are still in need of a lot of attention and will continue to need improvements and maintenance. Although facilities like Schuckmann's Fields have improved, they are not near where they need to be in terms of quality. I have asked Kristine to attend a walkthrough of each facility with me tomorrow to give a rating and compare items to our master list of facility issues. This will give us a mid-summer update.

Community Center: The Community Center is moving forward and footings have been poured, walls are up and master seal is applied. I believe we need an updated construction schedule with mile stones and completion dates and a draw schedule. We plan to meet with everyone next week to review these needs and additional issues including reductions in the Bailey contracts, additions if needed, change orders, installation of fire suppression line etc. We will be 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.*

Operations:

COA: COA rules and processes are being reviewed to see what changes may need to take place in regards to rules and 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. 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. D'Ann has contacted the County and they will be attending the next COA meeting.

Other Policies Include:

Door to Door Solicitation Policy
Reseeding After Construction Policy
Modular Home Policy
Noxious Policy
Construction Site Standard Policy
Contractors Agreement and Contract
ATV Fines with Security
Dog/Cat Limit on Property and Fines

Workshop of the DOR's and COA Rules and Regulations: As part of the next several COA meetings, the Committee and Staff have planned 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. The COA plans to have this process completed by their July meeting.

COA Opening: We have a vacant seat on the COA and still are seeking individual letters of interest. Please let us know if you have a recommendation for a candidate.

Roads and Maintenance: The hot plant has opened up which means roads are going to be worked on full force. This will include any weed spraying etc. that would go along with maintain the roads. Each week we are posting a list for the community so they know where traffic may be disrupted due to road patching and so the community sees which ones will be completed when. *Attached is an updated list of road maintenance completed.*

General Plan: The board retreat took place on April 30th which ended in very positive input from the board. A Community Form was also held on May 24th from 6-8 pm at the SC Elementary Multi-purpose room. We received a lot of feedback on many different subjects that we hope to vet out at the upcoming Focus Group meetings held on June 21st from 6-8 pm at the SC Elementary Multi-purpose room. The goal of the Focus Group meetings is to drill down on key topic areas and allow the membership to speak more in depth on the issues and help us understand further the needs. After this, we will compile the final survey that will be available online and sent to residents.

Design Study RFQ: The RFQ for the Horse Palace Design Study was sent out and a walkthrough of the facility took place as well. The deadline for submittal is July 6th since we do not have a board meeting in June. The purpose is to address the issues of envelope performance, design a recommendation to remediate current problems, establish a prioritized list of items that need to be addressed in regards to functionality and give cost solutions.

Staff: As you may recall, I recently had a sit down with Bill regarding his leadership over Buildings and Grounds. Below is an excerpt from the meeting that Kristine typed up for documentation. Since this time, I do not see that Bill has the drive or leadership ability to ensure by the end of our summer season that our facilities and grounds will be back into shape. I have been formulating a few different plans as to how best address this and will be in contact as I vet those out in the future. Here is a recap and I am sure Bill and Jim will provide a delightful evaluation of myself. ☺

Multiple Employees to Home Depot:

Jessie asked why Jim went with him to Home Depot Today. Bill came to the office for a PO (when he could have just called to not waste time) for adhesive, a bolt and other small items. Jim accompanied Bill on this trip to Home Depot. Jessie mentioned she had heard this was happening in the past but is now verified that it has been happening and wanted to know why Bill, as a supervisor would allow *such a waste of time and resources when there is a master list of items that need completed and how there was a lack of judgement.*

Bill's reply "Well, we just did". He stated the kids were killing gophers at Schuckmann's and they can't do outside projects in this weather. Jim had shared with Bill that he didn't have anything pressing to do today. Jessie asked how he could justify hiring another person that Bill keeps saying they need when they could both go to town at the same time and waste 2 hours each when they have such a huge list of items to complete. Bill asked if that was her decision and she said yes and repeated how it wasn't justifiable with what they did today. Bill stated "We still need the help" and agreed that they wasted 2 hours.

Jessie questioned his leadership on how he could allow this to happen and this leads to other concerns that were piling up regarding the Buildings and Grounds Department. He said she was right, they shouldn't have. Jessie reiterated this is a violation of policy, and misuse of time and that it cannot happen.

Mis-use of company vehicle:

Bill was seen and pictures were sent to Jessie that he was parked outside Don Steen's house on 5-5-16 for 30-40 minutes. She asked him why he was there on company time? He stated that he was speaking to him and his wife since they had just gotten back from out of town. That he stopped in to say hi and couldn't prove it wasn't 40 minutes.

Jessie mentioned the BOD discussion about company vehicles and the possibilities of misuse which *Bill did just misuse the company time and the vehicle for personal use.* Bill stated he would tighten that up and put an end to it and he should not have done that. *She reiterated that his lack of judgment as a supervisor is concerning to her*

as a lot needs done and again, a misuse of time, money and resources was allowed for no reason.

Jessie stressed that you could not use company vehicles for this purpose – wasting 40 minutes of company resources. She stated that she would be writing him up for all of these items and that this is his last warning before dismissal. He said he would put an end to it for sure and it wouldn't happen again.

After reviewing all facilities this week again, I was disappointed in the progress that has been made. I will be sitting with Jim and Bill to review how we can accomplish all the goals, what are the daily plans etc. I have heard the reason items are not done is because of too much mowing to be done in the parks so I have put together the information below showing how many hours, how much man power each should take etc. and will be speaking the Jim and Bill about this. I believe in the next few weeks, I may make some leadership tweaks to ensure we get these items done.

Review of Parks Maintenance:

Acreage of the parks and fields and the golf course is below. In short, the parks have 26 acres to mow and the golf course 70 acres. At the golf course, they use about 100- 120 labor hours to mow the course. Some of the turf on the course (fairways and tees -- approx. 40 acres) are mowed twice per week. The greens (2 acres) are mowed six times per week.

After reviewing the specification for the Parks mower (Jacobsen AR 522), the cutting capacity of this mower is 6.8 acres per hour. Of course, cutting times can vary depending on the length of the grass, wetness, etc. But even if this mowing time was cut in half to say 3 acres per hour, all of the parks should be cut in less than 10 labor hours. Keep in mind, this is for just ONE mower. Many times Parks is using the Jacobsen AND the Toro deck mower (slightly smaller). I realize there is some down time for driving, loading and unloading the mowers, etc. The rough, is approximately 30 acres and it takes about 18 labor hours to mow on average. In the spring time, when the grass is long, it may take an additional day, when things are growing much more. In the summer, the rough goes down to about 14 hours (2 days per week).

In the past, Parks has mowed the Marina on Mondays, Schuckman's on Tuesdays and Brent Park and Firehouse fields on Wednesday leaving Thursday and Fridays for irrigation checks and repairs, trimming, spraying etc. Of course, if the mowing was done early these miscellaneous items were done during the rest of the day as well. And of course there are always emergencies and priorities that need to be addressed and things need to be rescheduled, but for the most part I think 120 hours of labor per week should be more than enough for the parks.

SPRING CREEK ASSOCIATION APPROXIMATE TURF MEASUREMENTS

<u>AREA</u>	<u>ACRES</u>	<u>AREA</u>	<u>ACRES</u>
#1 TEE	0.13	#10 TEE & pg	0.59
HOLE #1	3.26	HOLE #10	4.38
HOLE #2	4.46	#11 TEE	0.13
HOLE #3	4.25	HOLE #11	5.31
HOLE #4	1.82	HOLE #12	4.58
HOLE #5	3.99	HOLE #13	2.36
#6 TEE	0.14	HOLE #14 & 15 TEE	4.08
HOLE #6	4.75	HOLE #15	4.39
HOLE #7	4.28	HOLE #16	3.93
HOLE #8	1.82	HOLE #17 & 18 TEE	2.33
HOLE #9	3.38	HOLE #18	2.69
DRIVING RANGE	3.48		

TOTAL ACRES FRONT 9	35.76
TOTAL ACRES BACK 9	34.77

TOTAL GOLF ACRES	70.53
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<u>OTHER AREAS:</u>	<u>ACRES</u>
BARICK PARK	3.24
LITTLE LEAGUE FIELD	0.71
SPORTS COMPLEX BASEBALL	5.76
SPORTS COMPLEX SOCCER	9.24
MARINA	5.81
MARINA SOCCER	2.00
 TOTAL ACREAGE OTHER AREAS	 26.76
 TOTAL TURF ACRES	 97.29

Staffing: Jim – FT

Steeler – Started 4/25 – FT Seasonal

Matt – Started 3/28 – FT Seasonal

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: The Water Committee met a few weeks back to discuss next steps regarding water issues in Spring Creek. We are currently making binders 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 In work, on schedule.

High Tank (on Holiday) – Expected completion date Sept 30, 2016 In work, on schedule.

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.

Well #12 – Rehabilitate well by the HP for pressure and drop it down approx. 100 feet Crew on site. In work, on schedule.

Well #9 – Rehabilitate well and can go a several hundred feet down. Tentative. No change.

Well Monitoring Equipment – Expected completion date May 31, 2016 June 30 Completion. In work, on schedule.

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.

Twin Tank B – Blast & re-coat tank – Expected completion date May 31, 2016 June 30 Completion. Crew on site. In work, completion expected mid July.

Cathodic Protection (4 tanks) – Expected completion date 5-31-16 Completed.

Wells # 12 (Bronco), #4 (Oakshire), #10 (Flora Ct) – Rehabilitate wells – Expected completion date 5-31-16 June 30 Completion. Crew on site at Well #12. In work, on schedule.

Upcoming Events:

- **4th of July Event:** July 4, 2016. Event details are below. Marketing is being hit hard now so that every family will be able to attend this great event!

Be there July 4, 2016 at the Spring Creek Marina for this years better than ever 4th of July Celebration. We plan to include many new events this year and move the time back to help draw in a larger crowd.

Flag Raising Ceremony @ 6:45 am by
POW/MIA @ Marina

5K Freedom Fun Run/Walk @ 7am – Put on by the High School @ Marina

5K award ceremony @ 8am or at conclusion of the race @ Marina

Pancake Breakfast by Relay for Life – 7am-10am

Parade @ 10am on Spring Creek Parkway

Route - Glenvista Drive to Parkchester Drive

Horseshoe Tournament @ 11am

Starting at 2PM on July 4th at the Marina

Canoe Racing 2-4pm

Band/Dance Floor 6-9pm

Dunk Tank 4-8pm

Free-Throw Challenge 4-8pm

Pony Rides 4-8pm

Chili Cook-Off 4-6pm

Petting Zoo 4-8pm

Gunny Sack races 4-6pm

Princess Meet & Greet 4-8pm

Home Run Derby 6-8pm

Fireworks Dark

Respectfully Submitted,

Jessie Bahr, Spring Creek Association President/ General Manager