

**Spring Creek Ranch Homeowners Association Annual Meeting Minutes
August 9, 2015**

Members present: Eric Smith - President, Dee Overholt – Treasurer, Lauren Hunt – Secretary, Barbara Caves, Don Tuchband, Elly White, Dave Helt, Steven and Susan Van De Mark, Jack and Mary Smith, Cathy and Charley Pike, Martha Hatch, Parker Oborn, Joyce McClanahan, Kathleen and Jack McIntosh, Letha and Charles Silvey, Barbara McCulloch

Topic	Discussion	Follow up	Date to be completed
Treasurer's report	Dee Overholt presented, and members approved, treasurer's report		
Old business	Stocking fish in the pond: It was discussed whether or not there are still fish remaining in the pond. According to a few homeowners, the pond is sufficiently stocked and we will spare the expense for the season. We will revisit re-stocking the pond in the spring.	HOA will discuss re-stocking pond in the spring.	Spring 2016
New Business:			
SCRHOA Website	There was a lengthy discussion about the benefits of creating a community website. The benefits discussed included: creating a forum where neighbors could discuss issues that are affecting our area, offer services to each other, keep each other informed of new neighbors, current events, happenings. Lauren Hunt offered to create a website for SCRHOA. It was decided that a good name for our community site is: Spring Creek Ranch Community. It was voted upon to spend a maximum of \$200 to create this site.	Lauren Hunt will create the website.	September 15, 2015
Shooting guns	Neighbors are concerned about hearing firearms, including automatic firearms, being fired too close to home. There was a friendly reminder that guns are not to be fired on any property in the Spring Creek Ranch Community. You can and should call the sheriff if you feel someone is breaking this rule or firing too close to your home within the national forest.		

	According to one homeowner, letters can be written to the head of the Forest Service law enforcement to encourage the Buffalo Creek Shooting Range be re-located.	More information to follow. Homeowner with this information will email it to Lauren Hunt for re-distribution.	
Leafy Spurge	There is a wait-list for free spurge-eating beetles from Jefferson County. They will distribute boxes of 1,000 to homeowners in problem areas, but it is not guaranteed that you will receive them. In addition, The Buggery in Grand Junction will distribute the beetles, but you have to get your name on a list now for spring distribution. You can contact Alicia Doran with Jefferson County at 303-271-5989 for more information about spurge control. Homeowners also discussed local children who are willing to pull spurge at the root for hourly work and renting a pack of goats to share amongst properties.	Each homeowner is responsible for treating, decreasing/removing spurge form their property.	Ongoing
Fencing	It was mentioned that some of the properties and fences around the loop are looking like they need repair. Homeowners are feeling as though some of the owners in the community have let their properties go. In an attempt to re-invent our community, homeowners would like to offer to help each other to get these repairs done.	If you are in need of help with fencing, mowing, repairs, please contact Lauren Hunt. She will put out an email to seek out volunteers. In addition, there will be a place for these posts on the upcoming web page.	Ongoing
Potholes	Jefferson County is to fix potholes around the loop.		Between 8/12 and 8/16
SCR Signs	Our signs were recently assessed and it has been determined that they are not repairable. The upright 4 x 4 posts that are securing the signs are useable, but the actual signs are rotted and crumble between your fingers. It was decided we will form a committee to research potential signs for SCR and present them and their prices to the board.	Joyce McClanahan, Barbara McCulloch, and Kathleen McIntosh (Mc3) will make up this committee, research options and prices and come up with a presentation.	Summer/Fall 2015
Pond/Picnic area reservations	Homeowners decided upon a method for reserving the pond. If you would like to reserve the pond please call Letha Silvey at 303-838-5105.	Lauren Hunt will make a sign to post at the gates with Letha's phone number. If the pond is	Beginning 8/9/2015

		reserved, Letha will bring a whiteboard (donated by Joyce McClanahan) to the pond stating that the area is reserved.	
Trash service at pond	There is none. Please pack out all picnic trash that you bring in, as the only one who might pick it up for you will be a bear or raccoon.		
CO HOA Registration	HOA's must be registered yearly with the county.	Kathleen McIntosh to register SCRHOA	ASAP
Covenants	SCRHOA covenants were discussed. Some of them appear to be out-dated. Some are not enforced. Members decided it was time to form a committee to review the covenants and make them fit our current needs as a HOA.	New committee headed by Martha Hatch. Members include Elly White, Kathleen McIntoch, Joyce McClanahan, Charley Pike(?)	
Tussock Moths	Members discussed the devastation caused by the Tussock moth and the treatments available at his time. The Forest Service has been in contact with members and told them that this is cyclical and that there is no effective treatment at this time.		
Extra junk on properties	Members are concerned about properties with excess cars, junk, stuff lying around. Again, in an attempt to be a supportive community, please call on your neighbors for help removing these items if you would like them gone.	Eric Smith's son, Kevin, would be able to haul junk for a fee. Please contact him at 303 838-4021 or 303 526-7043	
Pond Clean-up party	Mark your calendar! We will have a community pond clean-up/BBQ/Pot-Luck on Saturday, 9/26 from 11 AM until done.	All members encouraged to join in the fun! Board to supply the burgers/brats. Bring a dish, some gloves and a weed-eater!	September 26, 2015 11 AM until done
Adopt-A-Highway	We will clean up highway 126 on October 3 from 10-12	Joyce M. will call Dave Prickett to get vests. Eric Smith will call the county to notify them.	October 3, 2015 10-Noon
Welcoming Committee	We would like to re-invent our community from the ground up. This begins with new homeowners. It was decided that we will form a welcoming	Members of the welcoming committee include Lauren Hunt, Barbara Caves, and	Ongoing

	committee to welcome new home owners. Please let Lauren Hunt know as soon as you find out information about new home owners. Also let her know if you would like to join this fun committee!	Candace Smith	
New officers	We elected a new president and vice president. Our treasurer on secretary will remain the same. Officers are as follows: Kathleen McIntosh – president Charles Pike – Vice President Dee Overholt – Treasurer Lauren Hunt - Secretary		
Snowbirds	If you leave for the winter please notify Kathleen McIntosh with contact information in case of emergency at 303-838-0755		