

SPRING CREEK HOMEOWNER ASSOCIATION BOARD
1st Quarter Board Meeting Agenda
January 22, 2018
2PM Ranch House Executive Boardroom

I. Opening – Call to Order, Determination of Quorum, and Agenda Review

II. Review and Approval of Minutes

- A. March 24, 2017 –2nd Quarter Board Meeting**
- B. July 5, 2017 3rd Quarter Board Meeting**
- C. October 3, 2017 4th Quarter Board Meeting**
- D. October 7, 2016 – Annual Homeowners Meeting**

III. New Business Matters

A. Term Limits discussion

IV. Committee and Operating Reports

E. Finance Committee

- 1. Treasurer's Report and approval of reserve expenditures
- 2. Reserve study update status
- 3. Insurance update

F. Architectural Committee

G. SCISD

H. Managers' Reports

III. Old and New Business

A. Infrastructure, Property, and Other Project Issues

- 1. Project management status
 - a. Exterior doors in townhome subdivisions
 - b. Common area landscape management plan
 - c. Greenstrip cutting (2nd and 3rd phases)
 - d. Construction parking and enforcement
 - e. Harvest Dance mold remediation
- 2. Sewer system transfer and tie-in fee status
- 3. Website
- 4. Roads and Road signage at SCR
- 5. Recycling program
- 6. Removal of temporary employee housing quarters update
- 7. Access and utility easement for service road (JHLT agreement)
- 8. Status of Harvest Dance Fireplaces, Exterior and Interior Renovations
- 9. Status of Choate roofs
- 10. Soderstrom Trees
- 11. Status of transfer of HOA Budget items to SCISD

12. Potential Investment Policy changes - projections of net cash needs over the next 2 years vs cash, bond, stock positions
13. Process for reviewing SCR management Agreements
14. Consideration of more intensive program to eradicate Thistles

B. Governance and Related Issues

1. Updating and distribution of SCR rules/regulations

IV.

A. Other Business

V. Conclusion – Next Scheduled Meeting and Adjournment