

SPRING CREEK HOMEOWNER ASSOCIATION BOARD
1st Quarter Board Meeting Agenda
January 2, 2015

- I. Opening – Call to Order, Determination of Quorum, and Agenda Review**
- II. Appointment to Fill Vacancy on Board**
- III. Review and Approval of Minutes**
 - A. September 29, 2014 – 4th Quarter Board Meeting – to be deferred**
 - B. October 4, 2014 – Annual Meeting (draft) – to be deferred**
 - C. October 27, 2014 – Special Board Meeting**
- IV. Committee and Operating Reports**
 - A. Finance Committee**
 - 1. Treasurer's Report
 - 2. Insurance renewals and related issues
 - 3. Approval of reserve expenditures
 - 4. Approval of yearend employee gift cards
 - B. Architectural Committee – to be deferred**
 - C. SCISD**
 - 1. Update
 - 2. Water usage communications
 - D. Managers' Reports**
- V. Old and New Business**
 - A. Infrastructure and Reserve Issues**
 - 1. Pump house construction and electronic panel installation
 - 2. Signage and map/directions for cross country skiing trail
 - 3. Lighting of SCR entrance sign
 - 4. Tennis courts resurfacing contract
 - 5. Pool repainting, lighting repair, and concrete deck treatment
 - 6. Pool umbrellas/other improvements
 - 7. Pond benches
 - 8. New hot tub benches and screening
 - 9. Old hot tub renovation
 - 10. Flag pole lighting
 - 11. Project oversight
 - B. Property Issues**
 - 1. Landscaping & related
 - a. Reseeding of unused horse trails and service road
 - b. Bird houses
 - c. Weed control (including coordination with JHLT)

- 2. Vision Committee suggestions & related
 - a. Recommendations
 - b. Homeowner survey
- 3. Greenstrips
 - a. Survey mapping and staking (land below Aman I)
 - b. Next steps
- 4. JHLT matters
 - a. Utility/access easements (service road)
 - b. Response to other JHLT concerns
- C. Governance and Related Issues**
 - 1. Homeowner communications and risk management
 - a. New Homeowner welcoming committee and materials
 - b. Routine homeowner communication and alerts
 - c. Dispute resolution and litigation avoidance
 - d. CC&R amendment
 - 2. Updating of SCR rules/regulations
 - 3. Finance Committee appointment
- D. Other Business**

VI. Conclusion – Next Scheduled Meeting and Adjournment