

SPRING CREEK HOMEOWNER ASSOCIATION BOARD
1st Quarter Board Meeting Agenda
January 3, 2014

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

II. Review and Approval of Minutes

- A. October 5, 2013 – Annual Meeting (draft) – to be deferred
- B. October 25, 2013 – Special Board Meeting
- C. November 8, 2013 – Special Board Meeting

III. Committee and Operating Reports

- A. Finance Committee
 - 1. Treasurer's Report
 - 2. Approval of reserve expenditures
- B. Architectural Committee
- C. Managers' Report Highlights
- D. Legal Report (Executive Session)

IV. Old and New Business

- A. Infrastructure and Reserve Issues
 - 1. Grooming and signage for cross country skiing trail
 - 2. Tennis courts drainage and surface repair
 - 3. Water tank roof membrane and repair
 - 4. Water tank cleaning
 - 5. Service road barriers (top & bottom)
 - 6. Service road vegetation reclamation
 - 7. Pump installation & watering of berm at SCR entrance
 - 8. Perimeter fence repair/replacement
 - 9. Pool lift
 - 10. Swimming pool area shading, including umbrellas
 - 11. Hot tub replacement
 - 12. Flag pole
 - 13. Coverage of doors and windows in Spirit Dance units

- B. Property Issues
 - 1. Landscape & related
 - a. Trees blocking SD views
 - b. Footpath shortcut worn in SD
 - c. Pathway and trail maintenance
 - 2. Vision Committee suggestions & related
 - a. Lighting in Granary/Inn parking lot area
 - b. Intersection near Amangani, Granary/Inn, & Schilling home
 - c. New pathway from Ranch House to Granary area
 - 3. Fire Study Report recommendations
 - a. Sage brush cutting
 - b. Removal of standing dead aspens
 - 4. Treatment of Townhome parking lots
 - 5. JHLT and TCSPT matters
 - a. Seeding of closed horseback riding trails
 - b. Easement agreement with JHLT
- C. Rules/Regulations and Financial/Policy Matters
 - 1. Accounting/audit review of 2013 yearend financial statements
 - 2. Changes to assessment structure for water system
 - 3. Updating of SCR rules/regulations
- D. Homeowner Website
 - 1. Maintenance of website
 - 2. Calendar updating and document posting process
 - 3. Homeowner listing
 - 4. Fencelines Posting
 - 5. Electronic signature forms
- E. Other Business

V. Conclusion – Next Scheduled Meeting and Adjournment