

**SPRING CREEK HOMEOWNER ASSOCIATION BOARD**  
**1<sup>st</sup> Quarter Board Meeting Agenda**  
**January 10, 2017**

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

**II. Review and Approval of Minutes**

- A. October 8, 2016 – Annual Homeowners Meeting** (to be deferred)
- B. November 18, 2016 – Special Board Meeting**

**III. Committee and Operating Reports**

- A. Finance Committee**
  - 1. Treasurer's Report and approval of reserve expenditures
  - 2. Accounting Review/Audit of 12/31/2016 financial statements
  - 3. Reserve study update status
  - 4. Insurance matters
- B. Architectural Committee**
- C. SCISD**
- D. Managers' Reports**

**IV. 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 (2<sup>nd</sup> and 3<sup>rd</sup> phases)
    - d. Construction parking and enforcement
    - e. Harvest Dance mold remediation
  - 2. Sewer system transfer and tie-in fee status
  - 3. Website upgrade
  - 4. Cross country ski trail grooming and signage
  - 5. Road signage at SCR
  - 6. Recycling program
  - 7. Pathway from Ranch House to Amangani/Granary and intersection
  - 8. Removal of temporary employee housing quarters update
  - 9. Access and utility easement for service road (JHLT agreement)
- B. Governance and Related Issues**
  - 1. Elimination of first responder requirement
  - 2. Tree trimming regulations
  - 3. Updating and distribution of SCR rules/regulations
  - 4. Proposed amendments to CC&R's & new Townhouse Declarations
- C. Other Business**

**V. Conclusion – Next Scheduled Meeting and Adjournment**