

SPRING CREEK HOMEOWNER ASSOCIATION BOARD
3rd Quarter Board Meeting Agenda
July 17, 2014

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

II. Review and Approval of Minutes – March 25, 2014 (2nd Q Board Meeting)

III. Committee and Operating Reports

- A. Finance Committee
 - 1. Treasurer's Report
 - 2. Approval of reserve expenditures
 - 3. Accountant's Review of 2013 Financial Statements
- B. Architectural Committee – to be deferred
- C. SCISD
- D. Managers' Reports

IV. Old and New Business

- A. Infrastructure and Reserve Issues
 - 1. Tennis courts drainage and surface repair
 - 2. Water tank cleaning
 - 3. Service road grading, barriers, and vegetation reclamation
 - 4. Perimeter fence repair/replacement
 - 5. Swimming pool lift and area shading (including umbrellas)
 - 6. Hot tubs
 - 7. Flag pole
 - 8. Repair, maintenance, and replacements in Townhome units
 - 9. Lighting in Granary/Inn parking lot area
- B. Property Issues
 - 1. Landscaping & related
 - a. Trees blocking SD views
 - b. Tree height limitation
 - c. Watering/maintenance of berm at SCR entrance
 - d. Watering of project and site common areas
 - e. Bird houses
 - f. Pathway and trail maintenance
 - g. Weed control

- 2. Vision Committee suggestions & related – to be deferred
 - a. Intersection near Amangani, Granary/Inn, & Schilling home
 - b. New pathway from Ranch House to Granary area
 - c. Signage for cross country skiing trail
- 3. Fire Study Report recommendations
 - a. Sage brush cutting
 - b. Removal of standing dead aspens
- 4. Treatment of Townhome parking lots
- 5. Short-term rentals in Teton County
- 6. JHLT and TCSPT matters
 - a. Seeding of closed horseback riding trails
 - b. Utility/access easements related to JHLT land at SCR
- C. Rules/Regulations and Financial/Policy Matters
 - 1. Changes to assessment structure for water system
 - 2. Dispute resolution
 - 3. Updating of SCR rules/regulations
- D. Homeowner Website – to be deferred
 - 1. Maintenance and updating of website
 - 2. Electronic signature forms
- E. Other Business

V. Conclusion – Next Scheduled Meeting and Adjournment