

SPRING CREEK HOMEOWNER ASSOCIATION BOARD
1st Quarter Board Meeting Agenda
January 5, 2016

- I. Opening – Call to Order, Determination of Quorum, and Agenda Review**
- II. Review and Approval of Minutes**
 - A. September 29, 2015 – 4th Quarter Board Meeting** (to be deferred)
 - B. October 3, 2015 – Annual Homeowners Meeting** (to be deferred)
 - C. October 3, 2015 – New Board Meeting**
 - D. November 17, 2015 – Special Board Meeting**
 - E. December 19, 2015 – Special Board Meeting**
- III. Committee and Operating Reports**
 - A. Finance Committee**
 - 1. Treasurer's Report
 - 2. Approval of reserve expenditures
 - 3. Accounting Review/Audit of 12/31/2015 financial statements
 - 4. Delinquent homeowners (executive session)
 - 5. Reserve expenditures and cash flow management update
 - 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. Gruen fireplace repairs/replacements
 - b. Status update on other ongoing projects
 - c. Harvest Dance roof repairs
 - d. Project plan for 2016
 - 2. Employee housing update
 - 3. Water system and first responder letter to homeowners
 - 4. Cross country ski trail grooming
 - 5. Tree trimming and protection of view corridors
 - B. Governance and Related Issues**
 - 1. Homeowner communications
 - 2. Updating of SCR rules/regulations
 - C. Other Business**
- V. Conclusion – Next Scheduled Meeting and Adjournment**