

SPRING CREEK HOMEOWNER ASSOCIATION BOARD
4th Quarter 2011 Meeting – October 6, 2011 at 9:00 MDT
Sage Boardroom, Spring Creek Ranch
Agenda

I. Opening

- A. Call to Order and Determination of Quorum
- B. Agenda Review

II. Review and Approval of Minutes

- A. July 22, 2011 – 3rd Quarter Board Meeting
- B. July 29, 2011 – Special Board Meeting

III. Committee and Operating Reports

- A. Treasurer's Report and Finance Committee
- B. Architectural Committee
- C. Spring Creek, SCR, and Amangani Manager Reports
- D. SCISD

IV. Old and New Business

- A. Water System Infrastructure Repairs/Replacement
 - 1. Screening of communication tower
 - 2. Access road to water tank
 - 3. Process and logistics for water meter installation
- B. Infrastructure Issues
 - 1. Choate deck support repairs
 - 2. Chip sealing of road
 - 3. Emergency exit road
 - 4. Removal of dead aspens
- C. Assessment Delinquencies and Liens (Executive Session)
- D. Rules/Regulations and Policy Issues
 - 1. Bylaw amendments
 - 2. HOA vs SCR/Amangani resort services
 - 3. Tree trimming for view corridors
- E. JH Land Trust Inspection
- F. Lot 5 Supplemental CC&Rs
- G. Financial Statements for 2010 and Auditor's Report
- H. Annual Meeting Plans
 - 1. Friday afternoon session agenda items
 - 2. Annual Meeting agenda items and voting
 - 3. Required actions

- 4. Open issues from last Annual Meeting
 - 5. Date for next year's Annual Meeting
- I. Strategic Planning Issues
 - 1. Vision for SCR
 - 2. Resort District designation
 - 3. Fee assessment on property sales
- J. Other

V. Conclusion

- A. Next Regularly Scheduled Meeting (October 6th, 2011)
- B. Adjournment
