

SPRING CREEK HOMEOWNER ASSOCIATION BOARD
4th Quarter Board Meeting Agenda
September 29, 2015

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

II. Review and Approval of Minutes

- A. June 22, 2015 – Special Board Meeting**
- B. June 23, 2015 – 3rd Quarter Board Meeting**
- C. August 10, 2015 – Special Board Meeting**

III. Committee and Operating Reports

- A. Finance Committee**
 - 1. Treasurer's Report
 - 2. Approval of reserve expenditures
 - 3. Accounting Review of 12/31/2014 financial statements
 - 4. Delinquent homeowners (executive session)
- B. Architectural Committee**
- C. SCISD**
- D. Managers' Reports**

IV. Old and New Business

- A. Infrastructure, Property, and Other Project Issues**
 - 1. Project management status and approvals
 - a. Status update on projects
 - b. Gruen fireplace repairs/replacements
 - c. Firestrip cutting
 - d. Harvest Dance roof repairs
 - e. Project plan for 2016
 - 2. Employee housing
 - a. Temporary mobile home on Lot 4
 - b. Permanent long term options
 - 3. Water usage analysis and reporting
 - 4. Vision Committee suggestions & related
 - 5. JHLT matters
 - a. Utility/access easements (service road)
 - b. Response to other JHLT concerns
- B. Governance and Related Issues**
 - 1. Homeowner communications
 - a. New Homeowner welcoming committee and materials
 - b. Routine homeowner communication and alerts
 - 2. Updating of SCR rules/regulations

C. Budget for 2016

1. Preliminary operating budget
2. Capital/reserve projects and budget amounts
3. Reserve assessments (project and site common)
4. Other items

D. Other Business

1. Annual Meeting planning
2. Other

V. Conclusion – Next Scheduled Meeting and Adjournment