

Current Events facing SCT

Cowan Creek Turnover- We are currently working with the Developer to discuss the details relative to the turnover and acceptance of the Cowan Creek Golf Course by the Community Association. The main concern at this point is the date of turnover, however many other factors such as restrooms, maintenance facility, and check in station (pro shop) need to be worked out. We are hoping that everything will be ready for turnover to the CA on October 1st. Finally, in preparation for this anticipated acceptance, we are working on an amendment to the EAGLE contract to have them manage our third golf course operation.

Energy Management System- Tom Hackney and David Hahn have invested many hours into evaluating various energy management systems for our Community. Basically, this system will help us to program in times when our buildings are in use and need air conditioning and times when the buildings are empty and the system should be off. Our current system does not do this. We anticipate approximately 20% energy savings from the addition of this system (related to HVAC energy consumption). Our goal is to get this system into place ASAP and we are looking at funding options at this time.

Bylaw & Covenants, Conditions and Restrictions (CC&R's) Revisions- The Special Projects Committee is wrapping up their recommendations for revisions to the Bylaws and will begin working on the CC&R's. The plan is to hold a town hall to explain the proposed amendments to the Bylaws and the justifications for doing so. We are planning to have our attorney present at this meeting to help answer questions. As stated previously, there will be plenty of time for resident input to the Board on these recommended changes.

Code of Business Policy- The Board and CA staff have been working on this now for some time. The policy is essentially a code of conduct, a code of ethics and a business practices policy all incorporated into one document. This policy would replace the old code of conduct policy and be signed by all governance committee members, task force members, chartered club officers and Board members.

Staff Office Moves- As you may have noticed, the Communications/ Activities Department has vacated the old Village Store site and is now residing in the old billiards room. This area will also office part of our Community Standards team until the new billiards facility is constructed. That location, which we expect to open by the 1st quarter of 2009, will contain approximately 500 sq. feet of office space that will become our new Community Standards offices.

Potlucks in the Ballroom- The Food and Beverage Committee is drafting revisions to the Reservation and Rental of Facilities Policy that would allow our resident users the ability to hold potlucks and pizza parties in the Ballroom and Atrium. This recommendation will be presented to the Board after the Community has had time to provide input. While most might agree that the residents should be allowed to do this, all should agree that the cleanup should be done properly by the resident groups, and if not done correctly, that fees should apply to complete the necessary cleanup.

Future Use of the Oaks- By the time you read this newsletter, The Food and Beverage Committee will have mailed out the Requests for Interest (RFI) to area restaurateurs' to solicit interest in leasing out the Oaks as a second restaurant here at SCT. Those who properly respond to the RFI will be sent a Request for Proposal (RFP). If an interested vendor is selected and the Board approves the Oaks change in operation, the F&B Committee estimates a 1st quarter of 2009 start for this operation.