



FALL MEMBER MEETING

YOUR VOICE. YOUR VOTE. YOUR NEIGHBORHOOD

AGENDA

- Call to Order & Welcome
- Approval of the Spring 2026 General Meeting Minutes
- Meet the Team
- WINS!
- Committee Updates
- Budget Review & Approval

YOUR VOICE. YOUR VOTE. YOUR NEIGHBORHOOD

MEETING MINUTES

Posted on
Spring Creek Connect



SCCO Spring 2026 General Meeting
Fretz Public Library
June 16, 2026, 6:00 p.m.
Minutes

The Spring 2026 General Member Meeting of the Spring Creek Civic Organization was convened at Fretz Library on June 16, 2026, at 6:00 PM, with Scott Pendelton, President, presiding. The meeting agenda proceeded as follows:

- **Opening and Welcome**
- **Approval of Minutes:** The minutes of the Fall 2025 General Member Meeting, held on October 14, 2025 were reviewed. A motion was made to approve the minutes as presented, the motion received a second and was unanimously passed.
- **Budget Review:** Scott Pendelton walked through key budget items and noted the below.
 - **Membership** – Overall positive membership campaign, driven by clear start and end date. 245 houses signed up (52%). Noted growth in membership tiers, with revenue increasing from \$12.3K to \$17.2K.
 - **Beautification:** Reported that the goals of the beautification drive were accomplished, coming in under budget. The next decision point is determining what initiatives to continue; many of these conversations will be pushed to the next fiscal year.
 - **Memorial Day:** Reported strong engagement and turnout. Discussed bringing back elements of the event and continuing to grow the picnic and backyard games components.
 - **Communications:** Reported a refreshed online presence.
 - **Budget Questions:** Members raised comments regarding the clarity of the budget and requested easier-to-understand budget columns. Questions were raised about a \$9K expenditure and how it was spent. **Action:** The budget will be revised and recirculated to members.
- **New Leadership:** The new Leadership Board was introduced, including: Kate Jaynes, Jenna Vardell, Whitney Welch, Ted Dunlap, Antoine Harris, Chad Barnes, Lindsey Costanza, and Scott Pendelton. A motion was made to approve the new Board leadership; the motion was approved by acclamation.

YOUR VOICE. YOUR VOTE. YOUR NEIGHBORHOOD

MEET THE TEAM



- **Jenna Vardell, President**
- Marketing Director
Perkins&Will, Global Architecture Firm
- 10 Years in SCCO
- Made offers on 8 houses before we were successful - just goes to show what an amazing neighborhood we live in!

YOUR VOICE. YOUR VOTE. YOUR NEIGHBORHOOD

MEET THE TEAM



- **Whitney Welch, Secretary / Incoming President**
- Founder + CEO for WWCC
Sales + Business Consulting, Executive Advisory + Coaching, Leadership Training, and Keynote Speaking
- 13 Years in SCCO
- Was a DJ in college at 92.7 “The Rock” in Lubbock!

YOUR VOICE. YOUR VOTE. YOUR NEIGHBORHOOD

MEET THE TEAM



- **Scott Pendleton, Parliamentarian / Past President**
- Prosperity Home Mortgage
Mortgage Lender
- 9 Years in SCCO
- Grateful for the friendships, neighbors, and sense of community that have made Spring Creek such a special place for our family to call home!

YOUR VOICE. YOUR VOTE. YOUR NEIGHBORHOOD

MEET THE TEAM



- **Katie McQueen, 1st VP - Membership**
- Customer Success Manager in IT
Work with healthcare customers
- 14 Years in SCCO
- Danced on stage with Vanilla ice and Teen Mutant Ninja turtles!

YOUR VOICE. YOUR VOTE. YOUR NEIGHBORHOOD

MEET THE TEAM



- **Tiffany Soignier, 2nd VP – Block Captain Chairwoman**
- Swans Landscaping
Owner and Office Manager
- 17 Years in SCCO



YOUR VOICE. YOUR VOTE. YOUR NEIGHBORHOOD

MEET THE TEAM



- **Chad Barnes, 3rd VP – Community Improvement**
- Data Analyst
- 10 Years in SCCO

YOUR VOICE. YOUR VOTE. YOUR NEIGHBORHOOD

MEET THE TEAM



- **Amand Clair 4th VP – Social Committee Liaison**
- Chief Programs Officer at United to Learn
Literacy-based organization that works to bridge the community to schools in Dallas
- 14 Years in SCCO
- Currently serves on 5 boards!

YOUR VOICE. YOUR VOTE. YOUR NEIGHBORHOOD

MEET THE TEAM



- **Antoine Harris, 5th VP – Communications**
- Design & Software Development
- 13 Years in SCCO
- Busy! 2 kids, 2 dogs, sports, music and traveling!

YOUR VOICE. YOUR VOTE. YOUR NEIGHBORHOOD

MEET THE TEAM



- **Ted Dunlap, TREASURER**
- Consultant at Credera
- 6 Years in SCCO
- Has a basketball goal in every room of the house!

YOUR VOICE. YOUR VOTE. YOUR NEIGHBORHOOD

WINS!

- New stop sign at Spring Creek & La Cosa
- New sign at Spring Creek & Arapaho (coming soon)
- Great membership pool party kickoff
- New volunteers – 11 new committee members and board members, 4 new block captains
- Blood Drive scheduled with Prestonwood Estates & POPNA



YOUR VOICE. YOUR VOTE. YOUR NEIGHBORHOOD

MEMBERSHIP

2026 – 2027 Membership Status Update

- Current: 30%
- Goal: 86%
- 2025-26: 52%

Membership Focus

- August 1st – November 30th
- Tiers, Swag, Auto Renewal
- NNO golf cart cruise & website/social media push



YOUR VOICE. YOUR VOTE. YOUR NEIGHBORHOOD

BLOCK CAPTAINS

What makes SCCO successful!

- All blocks have representation
- National Night Out:
Tuesday, October 6th



YOUR VOICE. YOUR VOTE. YOUR NEIGHBORHOOD

COMMUNITY IMPROVEMENT

Get Involved!

- Flag duty
- Bulk trash signs
- Maintain 3 main entrances
- Community service
- Meandering Way trail



Before

After

YOUR VOICE. YOUR VOTE. YOUR NEIGHBORHOOD

SOCIAL EVENTS

Save-the-Date!

- **October 31st:** Trick or Treat, Pizza in the Park
- **November:** Chilli Cook Off
- **December:** Cookies, Cocoa and Caroling
- **February:** Galentines
- **March:** Guys Night Out (March Madness)
- **April:** Easter Egg Hunt
- **May:** Memorial Day Picnic



YOUR VOICE. YOUR VOTE. YOUR NEIGHBORHOOD

COMMUNICATIONS

Connect!

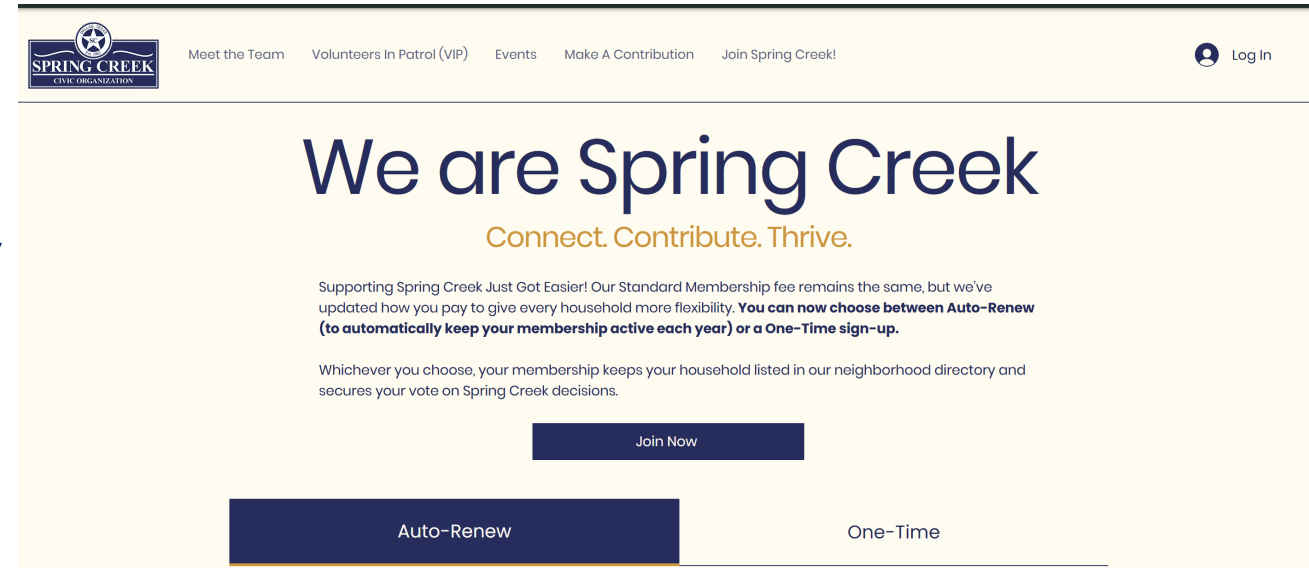
www.springcreekdfw.org



facebook.com/springcreekcivicorg/



springcreekdfw



YOUR VOICE. YOUR VOTE. YOUR NEIGHBORHOOD

RECONCILIATION REPORT

Posted on Spring Creek Connect

- No recommendations or additional actions are proposed as a result of this reconciliation.



ANNUAL FINANCIAL RECONCILIATION REPORT

Fiscal Year: July 1, 2025 – June 30, 2026

Neighborhood/HOA: Spring Creek Civic Organization
Prepared By: Reconciliation Committee (Kevin Plant / Megan Ward / Alycia Pendleton)
Date: 9/28/2026

Purpose

This report documents the reconciliation and review of the financial activity of Spring Creek Civic Organization for the fiscal year beginning July 1, 2025 and ending June 30, 2026.

Reconciliation Performed

The HOA's financial activity for the fiscal year was reviewed against the corresponding bank statements and available supporting documentation. The review included:

- Bank statements for the fiscal year.
- Deposits and corresponding deposit slips.
- Receipts and supporting documentation for expenditures.
- Checks and/or other payments reflected on the bank statements.
- Beginning and ending bank account balances.

Deposits were matched to the applicable deposit slips and supporting records, and expenditures were reviewed against the corresponding receipts and other available documentation. The resulting activity was reconciled to the HOA's bank account.

The ending balance was reconciled to the June 30, 2026 bank statement.

Conclusion

Based on the review performed, the financial activity for the fiscal year July 1, 2025 through June 30, 2026 was reconciled to the HOA's bank records and available supporting documentation. The bank statements, deposit slips, receipts, and other supporting financial records reviewed provide documentation for the financial activity during the fiscal year.

No recommendations or additional actions are proposed as a result of this reconciliation.

This report is submitted to the Board for its records and inclusion with the HOA's financial records for the fiscal year.

Prepared by: [Signature] Date: 09/28/2026

Prepared by: Megan Ward Date: 9/28/26

Prepared by: [Signature] Date: 9/28/26

YOUR VOICE. YOUR VOTE. YOUR NEIGHBORHOOD

BUDGET

Progress!

- Online banking enabled at Pavillion
- Savings account initiated at Pavillion; negotiated higher APY
- Organized and consolidated all old financial records
- Electronic reimbursement process
- Updated MoneyMinder (accounting software) to align with income/expense categories
- Enabled electronic flows from Wix (membership) into bank account
- Treasurer sign-ins created/updated for all organizational accounts (removed personal sign-ins)

YOUR VOICE. YOUR VOTE. YOUR NEIGHBORHOOD

FY 2025 – 2026 RECAP

- **Starting balance** = \$59,992.65
- **Ending balance** = \$53,408.24
- **Net decrease** = (\$6,584.41)
 - Includes the \$9k approved from reserves for special landscaping project
 - Net operating result: \$2,415.59 (a good year)

YOUR VOICE. YOUR VOTE. YOUR NEIGHBORHOOD

FY 2025 – 2026 OUTLOOK

- Maintain a balanced budget
- We cannot spend what we don't bring in (membership, donations, etc.)
- Empower VPs and community to think about ROI of events, spend
- What does the community value and where should we spend our \$\$
- We do have reserves for special projects, as needed

YOUR VOICE. YOUR VOTE. YOUR NEIGHBORHOOD

FY 2025 – 2026 DETAILS

- Roll-up shown at right
- Income of \$18,000; expenses of \$17,650
- Net of \$350
- Full copies available upon request



Operating Income	Budgeted Income	Budgeted Expenses	Budget Net
> Membership			
> MembershipTotals	\$15,000.00	-	\$15,000.00
> Donations			
> DonationsTotals	\$1,750.00	-	\$1,750.00
> Advertising			
> AdvertisingTotals	\$1,000.00	-	\$1,000.00
> Interest			
> InterestTotals	\$250.00	-	\$250.00
Operating Income Totals	\$18,000.00	-	\$18,000.00
Operating Expenses	Budgeted Income	Budgeted Expenses	Budget Net
> Landscaping			
> LandscapingTotals	-	-\$7,500.00	-\$7,500.00
> Block Captain Engagement			
> Block Captain EngagementTotals	-	-\$1,200.00	-\$1,200.00
> Social			
> SocialTotals	-	-\$3,350.00	-\$3,350.00
> Membership			
> MembershipTotals	-	-\$1,500.00	-\$1,500.00
> Communications			
> CommunicationsTotals	-	-\$1,700.00	-\$1,700.00
> Admin Expenses			
> Admin ExpensesTotals	-	-\$1,150.00	-\$1,150.00
> Contingency			
> ContingencyTotals	-	-\$1,250.00	-\$1,250.00
Operating Expenses Totals	-	-\$17,650.00	-\$17,650.00



APPENDIX

YOUR VOICE. YOUR VOTE. YOUR NEIGHBORHOOD

FY 2025 – 2026 ACTUALS, INCOME

Membership Dues	Income	Expenses	Net
Membership Dues	\$17,200.00	-	\$17,200.00
Membership Dues Totals	\$17,200.00	-	\$17,200.00
Donations	Income	Expenses	Net
Memorial Day	\$175.00	-	\$175.00
Beautification	\$1,150.00	-	\$1,150.00
Other Community Contributions	\$506.00	-	\$506.00
VIP Donations Received	\$3,145.00	-	\$3,145.00
Donations Totals	\$4,976.00	-	\$4,976.00
Advertising	Income	Expenses	Net
Advertising	\$1,105.00	-	\$1,105.00
Advertising Totals	\$1,105.00	-	\$1,105.00

YOUR VOICE. YOUR VOTE. YOUR NEIGHBORHOOD



FY 2025 – 2026 ACTUALS, EXPENSES

Operating Expenses	Income	Expenses	Net
Community Improvement	Income	Expenses	Net
Landscape Maintenance	-	-\$7,045.00	-\$7,045.00
Watering	-	-\$282.51	-\$282.51
Contingency	-	-\$458.50	-\$458.50
Fall Seasonal Color	-	-\$1,201.50	-\$1,201.50
Mulch	-	-\$175.00	-\$175.00
Community Improvement Totals	-	-\$9,162.51	-\$9,162.51
Block Captains	Income	Expenses	Net
Neighborhood Decorations	-	-\$425.61	-\$425.61
National Night Out	-	-\$574.39	-\$574.39
Block Captains Totals	-	-\$1,000.00	-\$1,000.00
Social	Income	Expenses	Net
Events	-	-\$433.16	-\$433.16
Memorial Day	-	-\$2,732.96	-\$2,732.96
Social Totals	-	-\$3,166.12	-\$3,166.12
Membership	Income	Expenses	Net
Drive & Supplies	-	-\$1,555.01	-\$1,555.01
Membership Totals	-	-\$1,555.01	-\$1,555.01
Communications	Income	Expenses	Net
Directory Printing	-	-\$1,203.27	-\$1,203.27
Website	-	-\$94.12	-\$94.12
Communications Totals	-	-\$1,297.39	-\$1,297.39

VIP Donations	Income	Expenses	Net
VIP Passthrough	-	-\$3,145.00	-\$3,145.00
VIP Donations Totals	-	-\$3,145.00	-\$3,145.00
Administrative Expenses	Income	Expenses	Net
Mailbox	-	-	-
Tax Filing	-	-\$54.99	-\$54.99
Office Supplies	-	-\$451.38	-\$451.38
MoneyMinder Treasurer Software	-	-\$301.41	-\$301.41
Insurance	-	-\$299.00	-\$299.00
NSF/Returned Checks	-	-\$50.00	-\$50.00
Administrative Expenses Totals	-	-\$1,156.78	-\$1,156.78
Store Fees	Income	Expenses	Net
Store - 2025-2026 Membership Dues Fees	-	-\$418.67	-\$418.67
Store Fees Totals	-	-\$418.67	-\$418.67
FY25-26 Landscaping Project (from Reserves)	Income	Expenses	Net
Cast Stone Toppers for signs	-	-\$850.00	-\$850.00
Cleanup Beltline Wall (weed/trim/trash) – 20 hours	-	-\$3,500.00	-\$3,500.00
Water audit	-	-\$585.00	-\$585.00
BeltLine flowerbeds	-	-\$2,675.00	-\$2,675.00
Mulch	-	-\$175.00	-\$175.00
Contingency	-	-\$1,215.00	-\$1,215.00
FY25-26 Landscaping Project (from Reserves) Totals	-	-\$9,000.00	-\$9,000.00

YOUR VOICE. YOUR VOTE. YOUR NEIGHBORHOOD



FY 2025 – 2026 BUDGET, PROJECTED

Operating Expenses	Budgeted Income	Budgeted Expenses	Budget Net
Landscaping			
Landscape Maintenance	-	-\$4,500.00	-\$4,500.00
Fall Planting & Color	-	-\$1,000.00	-\$1,000.00
Spring Planting & Color	-	-\$1,000.00	-\$1,000.00
Watering	-	-\$500.00	-\$500.00
Mulch	-	-\$500.00	-\$500.00
LandscapingTotals	-	-\$7,500.00	-\$7,500.00
Block Captain Engagement			
National Night Out	-	-\$700.00	-\$700.00
Neighborhood Decorations	-	-\$500.00	-\$500.00
Block Captain EngagementTotals	-	-\$1,200.00	-\$1,200.00
Social			
Memorial Day	-	-\$2,500.00	-\$2,500.00
Fall Events	-	-\$250.00	-\$250.00
Winter Events	-	-\$250.00	-\$250.00
Spring Events	-	-\$250.00	-\$250.00
Other Events	-	-\$100.00	-\$100.00
SocialTotals	-	-\$3,350.00	-\$3,350.00
Membership			
Drive & Supplies	-	-\$1,500.00	-\$1,500.00
MembershipTotals	-	-\$1,500.00	-\$1,500.00

Operating Expenses	Budgeted Income	Budgeted Expenses	Budget Net
Communications			
Directory Printing	-	-\$1,200.00	-\$1,200.00
Website (Wix) hosting	-	-\$500.00	-\$500.00
CommunicationsTotals	-	-\$1,700.00	-\$1,700.00
Admin Expenses			
Insurance	-	-\$325.00	-\$325.00
Mailbox	-	-\$200.00	-\$200.00
Tax Filing	-	-\$100.00	-\$100.00
MoneyMinder Software	-	-\$325.00	-\$325.00
Office Supplies	-	-\$150.00	-\$150.00
Banking/Checks	-	-\$50.00	-\$50.00
Admin ExpensesTotals	-	-\$1,150.00	-\$1,150.00
Contingency			
Contingency	-	-\$1,250.00	-\$1,250.00
ContingencyTotals	-	-\$1,250.00	-\$1,250.00
Operating Expenses Totals	-	-\$17,650.00	-\$17,650.00
VIP	Budgeted Income	Budgeted Expenses	Budget Net
VIP Passthrough	\$3,000.00	-\$3,000.00	-
VIP Totals	\$3,000.00	-\$3,000.00	-
Reserve Depletion	Budgeted Income	Budgeted Expenses	Budget Net
Special Project #1 - TBD	-	-	-
Special Project #2 - TBD	-	-	-
Reserve Depletion Totals	-	-	-
Grand Totals			
	\$21,000.00	-\$20,650.00	\$350.00
Projected bank balance if on budget			\$350.00

YOUR VOICE. YOUR VOTE. YOUR NEIGHBORHOOD



FALL MEMBER MEETING

YOUR VOICE. YOUR VOTE. YOUR NEIGHBORHOOD