

Harvest Dance
Minutes of Special Meeting Regarding Loan for Harvest Dance Renovation Project
August 16, 2021
2:00 p.m.

Derek Goodson opened the meeting at 2:03 p.m. with introductions and an explanation of the purpose of the meeting.

Attorney Nicole Krieger was requested to count the number of proxies and members on the telephone or zoom to determine whether a quorum was established.

While attendance was being taken, Board Member Marc Segal provided a summary of/ background on the Harvest Dance renovation project and loan being voted upon.

Attendance results were as follows:

37 Proxy Forms were received, including the following:

- 23 proxies from non-fractionally owned units
- 14 proxy forms representing 4 fractional units (which were counted as 4 proxies for the purposes of establishing a quorum)

Total of Total 27 Proxies

5 members who did not submit proxies were on the Zoom call and present at the meeting
4 of the 5 members present submitted ballots during the course of the meeting.

See attached attendees.

Director Marc Segal stated that the total attendance at the Special Meeting was determined to be 31 members. There are a total of 38 units in Harvest Dance, so a quorum was established and the meeting proceeded.

Director Segal opened the floor for questions. One question was presented asking about the structure and schedule of payments on the loan. Another question related to timing was presented, with an inquiry regarding impacts related to the sale of a Unit.

The votes were tallied as followed:

Affirmative Votes (Votes in Favor of Borrowing):

- 21 Proxy votes from individually owned units
- 2 Proxy votes from fractionally owned units (each with more affirmative votes than negative votes: Units 3130/31 and 3138/39)
- 3 Ballot votes

For a total of 26 Affirmative Votes

Negative Votes (Votes Against Borrowing)

- 2 Proxy votes from individually owned Units
- 1 Ballot vote

For a total of 3 Negative Votes

Other: Two fractional units (3136/37 and 3140) had mixed votes with neither having a majority of owners voting to approve or reject.

Director Marc Segal announced that by a vote of 26 to 3, the members of Harvest Dance voted to approve that the Spring Creek Ranch HOA secure a loan from First Interstate Bank in the amount of up to 2.8 million dollars to fund the final renovation phases of the Harvest Dance Renovation Project, and for an assessment on each Lot in Harvest Dance sufficient to repay the borrowings.

Upon announcement of the vote, the meeting was adjourned.

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Attendees of Special Meeting Regarding Loan for Harvest Dance Renovation Project
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Wineman, LLC/Tom Sweet – Proxy
Carolyn Ebe – Present
David Van Gelder – Proxy
Cory Herrick/Kiley Maas – Present and Proxy
Howard Schirmer – Present
The Nova Family LP/Meryl Nova – Proxy
Lucian Snow – Present
Ryan Townsend – Proxy
James Stacke – Proxy
Langston Family Foundation – Proxy
Lauren Rausch Poche – Proxy
P/D Properties/Peter Blackman – Proxy
Todd Schafner/Heid Sanders – Proxy
Mac Riley – Proxy (2 units)
Marc Seal – Present and Proxy
Carter Ohlmann – Present and Proxy
Jeffrey & Mary Dixon – Proxy
Bob Link – Present and Proxy
William Duvall/Marilyn Tron – Proxy
Matthew Herman – Present and Proxy
Colin Jennings – Proxy
Dawn Maguire – Proxy
Jim Whisenand – Present
Beck Benante – Present
Julie Prusak – Present and Proxy
Deweese Berry – Proxy
Jan Fielder – Proxy
Jim Clymer – Proxy
Tex & Susan Ward – Proxy
John Curry – Proxy
Alison Palmer – Proxy
Bruce Miller/Sylvia Medina – Proxy
Jim Hartle – Proxy
EdHolmgreen/Elizabeth Calvert – Proxy
Elizabeth Lose – Proxy
Stephen Powell – Present and Proxy
Gregory Cross – Proxy
Tim & Sandy Motzer – Proxy
Todd & Lisa Bennett – Present and Proxy
John & Renee Bulger - Proxy
William Petersen/Patricia Hennessy – Proxy