

Spring Creek Homeowners Association
Minutes of Director's Meeting held
on July 18, 2019

A meeting of directors of the HOA was held at the conference room of the Ranch House at Spring Creek Ranch in Jackson, Wyoming on July 18, 2019 commencing at 4:00 p.m. mdt.

Directors Steve Price, Bob Pisano, Dave Conine, George Kallop, and Stuart Lang were personally present.

Others persons present were Derek Goodson, Jasmine Kintzler, Michael Lehman, Bob Wood, and the HOA's attorney Frank Hess, and Marc Segal and Paul Pescatello called in by phone.

The first order of business was approving prior minutes as set forth in the agenda. Bob Pisano asked for confirmation that the Letter to Homeowners for 3.26.18 and 7.18.18 constituted minutes. Confirmed.

Minutes will be approved at next Wednesday' meeting.

Bob Wood gave a report as to the HOA's investments and how much were in bonds, stocks, index funds, and so forth. Equity exposure reduced. Derek then presented the finance committee (Treasurer's) report, Dave made a motion to approve expenses, Steve seconded, and the Board unanimously approved.

Thompson Palmer has historically prepared the reserves which have been recently confirmed as accurate. TP is continuing with the reserve study. TP has everything for the audit.

Duncan (Goldie-Morrison) asked through Bob Pisano as to the project common balance being low. Derek and Steve explained.

TP tax liability paid by HOA. TP has some liability. TP offer's have been low (about half of the liability). Proceeding slowly.

Insurance: HUB no longer used. Glen Falls Insurance of Glen Falls, New York which specializes in resorts and HOAs. Traveler's (by and through Glen Falls) will renew for the HOA.

There is only one delinquent owner assessment account, which property is owned by the Bank of Jackson Hole. Jim Ryan said that he would have the bank write a check.

Steve recounted this morning's ISD meeting which approved a budget and discussed scoping and cleaning of sewer this fall, and chip sealing and paving of roads. Well # 3 will be completed before the winter. Water system valves are being examined for the loop system. Fire study and finishing greenways as suggested by Michael Lehman were also brought up in the HOA meeting.

Steve presented the Manager's report. Snow removal and leaks. Roads cleared. Pond leaked fixed. Buck rail fencing being completed. Work as done on Harvest Dance posts, flowers, roads, culverts, sign posts replaced with metal amongst others.

Steve also discussed staffing issues in general, and the new Granary staff and chef.

Stuart spoke about Amangani room temperature issue that could result in an extended closure. Recarpeted last April. Planting trees while trying to retain views. Occupancy has been good.

George present Harvest Dance report. Pathway lighting completed, plant to replace decks and railings. Design changes. Doors need replaced. HD assessments will go up substantially next year. Assessments will be comparable to Spirit Dance assessments.

Derek Goodson and Marc Segal spoke with Wells Fargo Bank, but WFB may be restructuring and may not be interested. Jim Ryan at the Bank of Jackson Hole will get back. Zions will also get back.

Choates and Gruens need recommended improvements particular siding

Bob Pisano brought up tree height regulations. Bob recommended the Board rules and regulations track the Architectural Committee guidelines. George presented language that trees should not block the Teton Range or Sleeping Indian. George will coordinate with the Architectural Committee.

Noise issues and solutions were brought up and discussed.

The annual meeting weekend was then brought up.

Derek brought up cable TV. There was a lively discussion. Derek will move forward asking for quotes.

The meeting was adjourned at 5:40 p.m.