

Spring Creek Homeowners Association
Minutes of Director's Meeting held
on November 27, 2019

The 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 November 27, 2019 commencing at 2:00 p.m. mst.

Directors Steve Price, Paul Pescatello, Marc Segal, George Kallop, and Stuart Lang were present personally or by phone. A **quorum** was present.

Others persons present by phone or personally were Derek Goodson, Tom Taylor, Linda Taylor, Michael Lehmann and the HOA's attorney Frank Hess.

George opened the meeting reminding all that the purpose of meeting was to review and approve HOA's 2020.

Derek gave an overview of the proposed budget, which was extensively discussed at the October 1, 2019 meeting and at the October 3, 2019 Finance Committee meetings. Changes from the versions previously presented including recommendations of the Finance Committee. Material changes included maintaining the Harvest Dance Reserve contribution in line with projections previously distributed to Harvest Dance owners, and the inclusion of cable television as residential. The impact of insurance coverage and costs were reviewed, and their almost \$80,000 impact on primarily Site Common assessments. Provisions for the various projects, including the fitness center, emergency preparedness and Vision Committee were also discussed. A detailed description of the conversion from individual cable service to a community service was also discussed including the costs, timing and process.

The Board made motion to approve the updated budget as presented and was approved with Stephen Price abstaining.

Marc Segal gave a brief synopsis of the Harvest Dance renovation project indicating that new decks were looking good. He also indicated that additional lighting was likely necessary between certain buildings. A discussion about the timing and procedures for window replacement ensued without any action.

Micahel Lehmann was invited to give an update of the Vision Committee's emergency preparedness project. Michael thanked the Board for approving the funds, and described at length the various aspects of the plan noting that it will be a multi-year effort to include cutting green strips, updating the fire mitigation plan, removal or trimming of trees near buildings, notification systems, evacuation plans and recommendations for single family homes.

No further action was taken, and the meeting was adjourned at 4:00 p.m.