

Spring Creek Homeowners Association
Minutes of Directors Meeting held
on March 17, 2021

A meeting of the directors of Spring Creek Homeowners Association was held at the conference room of the Ranch House at Spring Creek Ranch in Jackson, Wyoming on March 17, 2021 commencing at 2:00 p.m. MDT.

Directors Stuart Lang, Steve Price, Paul Pescatello, Marc Segal, and George Kallop were present in person or by phone. There were many telephonic owner-attendees.

I. Call to Order. George Kallop called the meeting to order at 2:05 p.m. Roll call was taken by George Kallop; all Board members were present, and a quorum was established.

II. Approval of Minutes. Upon motion duly made and seconded, the minutes of the Board of Directors meeting held on December 16, 2020 were unanimously approved.

III. Committee and Operating Reports

A. Finance Committees. Mr. Segal provided a Treasurer's report. Mr. Segal discussed the new investment policies which have been previously circulated. Upon motion duly made and seconded, the attached investment policies were unanimously approved.

Mr. Goodson provided an insurance update. The property insurance program was renewed on February 8, 2021. The casualty and liability program will renew in June 2021. The insurance program is now consolidated ("piggy-backed") with the SCRMC policy, resulting in premium savings of \$250,000.

B. Architectural Committee. Mr. Taylor reported on Architectural Committee activity. There are two major items: security cameras and issues concerning trash left by tenants. The Board and certain owners discussed the benefits and detriments of security cameras. In addition to enhanced security, the cameras may help establish responsibility for violations such as leftover trash. Nevertheless, there are privacy concerns with such cameras which are not in keeping with the Spring Creek way (ethos).

Upon motion duly made, seconded and unanimously passed, the Board resolved to confirm trash violations with photographs and to enforce trash violations with the

imposition of both fines (\$250 for first violation) plus trash removal costs which shall be imposed upon the owners of property where offenses occur.

Upon motion duly made, seconded and unanimously passed, the Board resolved to prohibit security cameras at the project. Potential use of door cameras such as Ring Doorbells was discussed and deferred pending further study.

C. SCISD. Mr. Price reported that the SCISD is working on drafting easements for wellhead access in the Spring Creek drainage.

IV. Old and New Business

A. Wildfire Defense Planning. Michael Lehmann announced that a meeting is being scheduled with Y2 Consulting and Teton County officials on March 19, 2021. (Drafting scrivener's note: This meeting was subsequently postponed and took place on May 11, 2021.)

B. Harvest Dance Renovation Project. Mr. Price reported that sliding glass doors for this project have not yet been ordered. These doors may be installed in the fall of 2021. Due to increases in labor and materials costs, the estimated cost for this project has grown from \$2.385MM to \$2.625MM.

C. Spirit Dance Renovation Project. Mr. Price reported roofing permits for the Spirit Dance project have been issued. The Choate units re-roofing project work will be underway by April-May. Decks and roofing of the Gruen units are expected to be installed in the fall of 2021. The decision on whether to stain the Spirit Dance decks has not yet been finalized.

D. Project Financing. Mr. Segal reported on possible options for project financing to include loans (funded by each sub-project assessment revenue) or a capital call (assessments). There was extensive comment from the attending owners about different options. Mr. Segal emphasized that this is an education process and no decisions have been made.

E. SCRMC Transition Update. The HOA engaged a land use attorney, Ms. Robbin Levy Mommsen of Levy Coleman Brodie LLP, to assist the HOA in considering the implications of a potential sale of SCRMC. Ms. Levy Mommsen reported to the Board. The first step was for her to research the development history of SCR. Ms. Levy Mommsen produced a memorandum summarizing that history, which the Board sent to SCRMC's attorneys for review and comment before dissemination to the SCRMC Transition

Advisory Committee. Those attorneys responded and indicated they believed the memorandum was "a misleading, incomplete and inaccurate representation of the record." That correspondence from SCRMC's attorneys (together with an earlier correspondence about the HOA's intended consideration of the sale implications) suggested that the release of this memorandum (or any information released by the HOA about development issues) could be problematic for the SCRMC sale process, and could result in adverse legal consequences for the HOA. Therefore, out of an abundance of caution, the HOA is presently unable to mention anything further on this subject at this time. SCRMC's attorneys have noted that "there is currently no negotiated deal for the HOA to review" at this time. The HOA is working on strategies to enable dissemination of information without adverse consequences.

V. Other Business

A. Real Estate Transfer Fee. This topic was deferred for discussion at a future date.

B. Townhomes Surveillance Cameras. Item was discussed earlier in meeting. See Section III.B. above.

C. Granary Proposal. Mr. Zia Yasrobi provided an overview of the potential changes to the Granary and adjacent hotel units. He responded to various questions from the Board. There was uncertainty whether the addition to the Granary constitutes 2,000, 4,000 or 5,000 additional square feet of development. Overflow parking would be provided at the stables in accordance with prior development approvals. The Board expressed misgivings with the proposal because any expansion encroaches upon Project Common Area which is burdened by easements belonging to the owners, and belonging to the HOA.

Mr. Tom Taylor requested the opportunity to be allowed into the executive session portion of the meeting.

VI. Executive Session. Upon motion duly made, seconded and unanimously passed, the Board resolved to go into executive session immediately following the adjournment of the Board meeting to discuss legal matters involving Mr. Taylor's request, the Granary proposal and the implications surrounding the potential sale of SCRMC.

VII. Adjournment. Upon motion duly made, seconded and unanimously passed, the Board meeting was adjourned at 3:30 PM. (The next Board meetings are currently scheduled for July 7, 2021 at 2 PM MDT and September 22, 2021 at 2 PM MDT.)