

Spring Creek Homeowners Association
Minutes of Director's Meeting held
on October 12, 2020

A meeting of the directors of the HOA was held at the conference room of the Ranch House at Spring Creek Ranch in Jackson, Wyoming on October 12, 2020 commencing at 3:30 p.m. mdt.

Directors Stuart Lang, Steve Price, Paul Pescatello, Marc Segal, and George Kallop were present in person or by phone and was Donna Falk, Derek Goodson and attorneys Frank Hess and Bill Short were present by phone. A quorum was present.

George Kallop decided to address the legal issues first. Bill Short presented amended Rules and Regulations Governing Occupancy Of Spring Creek Ranch Single Family Homes and Rules And Regulations Governing Occupancy Of Spring Creek Townhomes. George made a motion to approve the same and Marc seconded. Stephen Price recused himself. The remaining **Board** unanimously **approved the Rules and Regulations Governing Occupancy Of Spring Creek Ranch Single Family Homes and Rules And Regulations Governing Occupancy Of Spring Creek Townhomes.**

Executive session: entered at 3:48 p.m. and ended at 4:19 p.m.

There was a short discussion as to the **green strip and need to wait for a legal opinion.** Ron Harris' memo was brought up and will be circulated to all. Michael Lehmann's report and the Y2Consultants forthcoming report were raised. Donna is a member of that committee and said that nothing she submitted to Michael Lehmann was included in the report.

Jerry Johnson is having outside remodeling done on his buildings and is gutting the inside, and has ben asked for a staging plan. Tom Taylor said the construction crews were accessing from the hot tub area and there was a bit of debris along the road. Jackson Brandenburg is trying to coordinate with Jerry to get a better understanding of the construction and smooth over any issues. There was much discussion of how Jerry Johnson's property was intertwined with Spring Creek. Tom suggested a letter to Jerry about the need to submit plans to the AC or at least coordinate with the AC. Tom will prepare a draft for review by the Board.

George brought up the **issue of the HOA charging a small fee for the horse rides.** George thought the HOA should get some percentage. George suggested 5%.

Derek said the horse concession works on a slim margin. He and Steve didn't feel an extra charge was appropriate. SCRMC does charge a booking fee, but Derek said they only break even. Paul Pescatello had numerous questions about the horse concession, its relationship to SCRMC, and transparency issue. A very lively discussion ensued for a long time involving the horse concessions, airport shuttle, other services, and Duncan Goldie-Morrison's complaints. Ultimately there was not a consensus that an HOA fee should be charged for the horse concessions.

George moved for **appointment of officers**, namely:

Board:

George Kallop - President
Paul Pescatello – Vice President/Secretary
Marc Segal - Treasurer
Stephen Price - Director
Stuart Lang - Director

Derek Goodson - Assistant Treasurer

Architectural Committee:

Tom Taylor - Vice President
Paul Frantz - Vice President
Carter Ohlmann - Vice President
Peter Warshaw - Vice President
Donna Falk - Vice President

Paul seconded and it was unanimously approved.

George moved for **approval of budget**. Stuart seconded and it was unanimously approved.

George moved to accept the **audit** subject to two open issues. Steve seconded. Derek explained that there were two open issues with the audit that Thompson Palmer drafted upon which Frank Hess made some suggested changes. Approved unanimously subject to resolution for the two open issues.

Paul brought up **administrator/controller issue**. It was suggested that the position be advertised in the newspaper.

The next meeting will be held on December 16, 2020 at 2:00 p.m mst.

The first meeting in 2021 will be March 10, 2021 at 2:00 p.m mst.

The second meeting in 2021 will be July 7, 2021 at 2:00 p.m mdt.

The third meeting in 2021 will be September 22, 2021 at 2:00 p.m mdt.

The meeting concluded at 6:00 p.m. mdt.