

Meeting of Board of Directors
Spring Creek Ranch Homeowners Association
August 24, 2021

Attendees: George Kallop, Marc Segal, Paul Pescatello, Stephen Price, Derek Goodson, Tom Taylor (head of Spring Creek Ranch AC), Nicole Krieger. Director Stuart Lang was absent.

George Kallop called the meeting to order at 11:01 am, and the following Agenda Items were discussed by the Board:

1. Status of Wildfire Defense Project

- Progress on Green Strips and Access Road: Mr. Kallop advised that he spoke with Jackson Brandenburg and that good progress is being made in creating the green strips.
- Mr. Brandenburg and Mr. Kallop recently walked the impacted properties
- Mr. Kallop reported that Mr. Brandenburg is trying to get quotes for irrigation of the green strip areas, but it has been difficult to get estimates. He is on track to obtain at least one estimate soon.
- Mr. Price advised that at top of the service road there is a lot of grass growing very high, and there is concern that a vehicle with a hot muffler could ignite the grass in that area. MD Landscaping has been contracted to cut the grass and will also remove accumulated piles of brush.
- Mr. Price further advised that they are working on creating a defensible space around Pump Station 2 (an area of approximately 10-20 feet). This process is being funded by the ISD.
- Access Roads: Per Mr. Kallop, it appears that they have been clearing brush/cutting back material on the main road. Stephen Price confirms that this has been occurring regularly and that Fire Department concerns on the lower switchbacks of Spring Gulch Road are being addressed. Mr. Price further noted that the lot owners of Pine Siskin have cleaned out a lot of brush and Spring Creek ended up picking it all up. Stephen Price thinks 85-90% of the clearing work on the road is complete. George Kallop requested that once work is completed, the Board be notified to follow up to do a site visit/inspection of the work and to make a Board level, formal determination as to whether this is enough or whether further action needs to be taken. The Board agreed.
- Tom Taylor and Jackson Brandenburg walked the lines of sections 2 and 3 to determine whether the defensible space plan needs to be modified to decrease the width of the green strip.
 - The original recommendation was for a 30-foot green strip, and Mr. Kallop expressed concern about a decision that departed from the recommendation of the hired professional without further review, especially in light of the recent Seaside, Florida collapse and liability of

HOAs. There is no physical barrier to prevent planting of the full 30-foot strip, but there are aesthetic issues. Mr. Taylor advised that this green strip cuts right in front of homes and the hotel, and is very visible. Other issues that make this area different is that this particular area is very well irrigated and the system is working well, therefore decreasing fire risk. Another thing that makes this different is that the Amangani buildings are constructed of stone, which serves as a further protective barrier. Mr. Taylor again emphasized that this area is highly visible from several homes and units.

- Stephen Price notes that the thirty-foot cut was made without consideration for existing irrigation. Mr. Price also noted that fire strips are only good for a fire coming up the hill, but not for embers from another fire.
 - Mr. Kallop read from the report which reads that brush should be cleared 10 feet from the road and that ideally green strips would be 30 wide. Further discussion occurred as to whether the group writing the report was aware of the level of irrigation in this and other areas, and agreed that clarity was needed
 - A recommendation that the Board reach out to the writers of the report to clarify the irrigation issue (whether they were aware of the irrigation when the 30-foot recommendation was made). Discussion of reaching out to affected homeowners also occurred, along with follow up discussion of the scope of the irrigation.
 - Discussion ensued as to the best way to make a final determination on the required width for this green strip.
 - George Kallop proposed returning to the consultant to inquire further about section 2 and 3 to ask whether the recommendation would change if the consultant considered the irrigation
 - Paul Pescatello suggested approval of the 14 to 15-foot strip pending approval by the affected homeowners and follow up by the consultants to receive confirmation
 - Stephen Price recommended asking whether, when the Consultant came up with the 30 feet, the existing irrigation was considered
 - Board unanimously agreed to have an in-person discussion with consultant to ensure that the Consultant had all relevant information, followed up by written confirmation of the consultant's final opinion. Stephen Price agreed to take the lead
 - The Board agreed it is necessary to get owner's approval
 - Discussion of what confirmation (legal agreements or other) from owners is needed will follow
- The status of analysis of fire hydrant system – capacities and locations – was discussed. Stephen Price advised that per County Fire Resolution - the central

water system has a minimum production level and rules regarding hydrant location. System is adequate and capable of handling multiple structure fires. George Kallop recommended obtaining a report from Nelson Engineering; and this was confirmed.

2. Tom Taylor advised of two issues that have come up:
 - There has been after hours and weekend work at hotel that has been stopped.
 - A few people have noticed that Land and Cattle is cutting a lot of trees and shrubbery. This is not allowed without permission of the AC. Some people who look down from above are having impacted views. Brad Mead (upon inquiry by Tom Taylor) advised that they might be clearing to make it more appealing for sale. The impacts have mostly already occurred, but Board agrees it is necessary to review AC Guidelines regarding tree and vegetation removal and to follow up with Land and Cattle.

3. Status of Harvest Dance Financing and Renovation Plans
 - Marc Segal updated that there was overwhelming approval to move forward on the loan to complete the Harvest Dance renovation project.
 - Mr. Segal further reported that a meeting with First Interstate has occurred and all requested materials will be submitted. It could take approx. 60 days for approval
 - As soon as the loan is approved, the HOA will move forward with purchasing materials
 - Derek Goodson inquired whether he could send out the application as is. Board authorized Derek Goodson to submit application via unanimous vote.
 - Nicole was requested to review Borrowing Resolution and will do that next week.
 - Stephen Price advised that he reached out to Jackson Brandenburg and also met with Richard Evans (principal of Standing Bear) regarding the timeline of construction work and how to do project in most timely manner, especially with planned closing of airport runway in the spring of 2022 and need to keep rentals on track.
 - The price of siding was discussed and the Board confirmed that siding will be a replacement of fir with fir.

4. Security Issues
 - Nighttime monitoring of SCR. George Kallop introduced the issue of the scheduled/planned activities of the night watchperson at SCR. Mr. Kallop advised that rather than have the person in one location, the overnight monitoring person should drive around the property.

- Stephen Price provided a thorough detailing of the routine of the nighttime security person and advised that he continuously drives around the property with a planned route. Mr. Price advised that he (the night watchperson) is out and about at all times monitoring all activity. Mr. Price advocated for additional security because some of the checks take the current worker off site for lengthy periods of time. Mr. Kallop asked what the budget would be.
 - The Board discussed that this security guard's job is not to respond to individual calls from owners and is not maintaining security of all homes, but rather the facilities on the butte
 - It was recommended to raise this issue at the annual meeting for discussion by owners to determine the best plan moving forward.
5. Overseeing Compliance with Dog Regulations
- George Kallop raised the issue of having Nicole Krieger review and maintain all files on dogs on property to ensure compliance with regulations and applicable law. All agreed.
6. Status of airport rerouting proposals: The Board discussed that there has been a revision to flight paths to/from the Jackson Hole Airport. Certain owners reached out to the Board because they do not want the flight path changed in a way that would increase noise impacts on the butte. The Board discussed that it does not believe that anything has been changed. Stephen Price suggested that the airport manager be contacted to get up to speed on what current path is and what proposals are for changing that path. It was recommended that this go on the agenda at the Annual Meeting.
7. Status of capital improvement reserves
- Reserve balances: George Kallop reported on reserves and there should be no deficits. There was follow up discussion on standards regarding reserves.
 - There are no planned major expenditures for balance of 2021 that are not provided for.
8. Bike Rentals: George Kallop stated that a homeowner complained about a group of 17 bikers riding up road. Mr. Kallop's impression was that this was the exception rather than the rule and asked for Board input. Mr. Price informed that Spring Creek Mgmt. Company brings in bike tour groups for five nights and has the right to do so. Board discussion of bike groups ensued and it was concluded by consensus that is not a major issue for the HOA.
9. Planning for upcoming annual meeting: Board discussed how to best organize and structure the annual meeting. The meeting will be remote with the attorney accepting the proxies. Concerns were expressed about the realtor presentation that has occurred

in past years. Nicole Krieger agreed to review all notice documents, proxies etc. to ensure compliance with CCRs. It was agreed that a planning meeting would occur.

The Meeting was adjourned at 12:56.