

SPLIT DIAMOND MEADOWS HOMEOWNERS ASSOCIATION

Annual Meeting- August 8, 2024

MEETING MINUTES

I. Meeting Called to Order – 1803 Hours

Place: Sublette County Library, Lovat Room

Time: 6:00 PM

Purpose: Annual Meeting

II. Quorum of the Members

A quorum for the meeting was met with more than 25% of the membership interest present.

III. No Objections Made

There were no objections made at the meeting.

IV. Election of Directors and Officers

- i. Terry Eaton, Director, term is up, he elects to seek reappointment.
- ii. Patti Ellis, Vice President, term is up, she elects to not seek reappointment.

Nomination of Directors

- i. Keith Lamparter volunteers himself; recently purchased two lots in Split Diamond this year and has plans to build a home next year.
- ii. Members vote for two (2) Directors, two (2) Directors are unanimously approved
 - a. Terry Eaton elected as Director (3-year term, exp. August 2027)
 - b. Keith Lamparter elected as Vice President (3-year term, exp. August 2027)
 - c. Lindsey Gooch, elected to serve as President (term expires August 2025)
 - d. Michele Call elected as Secretary, she will serve two roles including Secretary and Treasurer (term expires August 2026)

Architectural Committee

- i. Pat Leidy, term is up and is not present at the meeting
- ii. Patricia Ellis, term is up, she elects not to seek reappointment
- iii. Members vote for two (2) positions, two (2) positions are unanimously approved
 - a. Debi Morley volunteers herself (two-year term expires August 2026)
 - b. Donna Lavin volunteers herself (two-year term expires August 2026)
- iv. As a note, the following terms remain for the other Architectural Committee members:
 - a. Lindsey Gooch, 4-year term expires August 2026
 - b. Shane Wilson, 3-year term expires August 2025
 - c. Tom Jackson, 3-year term expires August 2025

V. General Updates

i. Town of Pinedale

1. Abe Pearce with the Town of Pinedale noted that Rio Verde Engineering has completed a comprehensive plan for all county-maintained bike paths in Sublette County, the plan notes whether certain portions of the bike plans need to be repaired and/or replaced. The Town is currently reviewing the plan to make sure that they agree with the noted repairs and replacements. Once approved by the Town, then the plan will go before the Sublette County Commissioners and Town Council. If both approve, then the county will move forward to make certain repairs or replacements to the bike paths per the comprehensive plan. The goal is to get the path in a form acceptable for the Town of Pinedale to take over going forward. The plan in Split Diamond is to tear out the bike path completely, install root ball protection so that the tree roots don't destroy the bike path in the future and then put in a new path. This could happen as early as next year.
 2. The Town of Pinedale removed the red lava rock on the mound near south entrance of subdivision and installed brown bark.
 3. The Town of Pinedale is looking at installing a restroom in the park, approximately 10' x 10'. They intend to fabricate the building in their shop this winter and install next spring.
- ii. Declarant replaced a portion of the three-rail fence along bike path that had deteriorated from sprinklers from bike path area; this was a one-time decision.
 - iii. HOA is having the mailboxes stained. One mailbox has been completed and the other one will be completed before end of fall.
 - iv. Member asked if there are plans for the Town of Pinedale to install sidewalks within the subdivision. President noted that she was uncertain, but that it is a possibility; the Town has an easement for such.
 - v. Sublette County Weed & Pest did treat the subdivision in late-July for noxious weed. Julie Kraft is the contact at Sublette County Weed & Pest for future help. Reminded owners that if they pull their own weeds, the SCWP pays for weeds turned into their office.
 - vi. Discussed vole damage which was higher this year as compared to years past. Recommendations to mitigate damage is to (i) cut grass short before snow falls, (ii) shovel snow off grass to deter the voles from making paths and homes, (iii) create a barrier / strip if your lot is adjacent to a vacant lot by cutting down a strip of weeds between adjacent vacant lots and yard or (iv) apply a vole spray. SCWP notes that vole activity increases approximately every fourth year.
 - vii. President noted that it is the responsibility of owners to maintain the 10' easement between the road and property lines; this includes weeding. Generally, owners need to do a better job of maintaining this portion.

VI. Budget Review

- i. Budget reviewed in detail.
- ii. Annual Dues of \$50/year/owner for 2024, all dues received to date except for two owners.
- iii. Total anticipated fees for 2024 are estimated for approximately \$2,500 which is lower than originally budgeted.
- iv. Opened discussion for keeping the annual dues at \$50 per year or lowering; this is a board vote, not a member at large vote.
 1. Highest unknown is the fence around the storage area. The original installer looked at the fence and noted that it is in relatively good condition considering age.
 2. Reminder that Town of Pinedale is responsible for the infrastructure and roads within

Split Diamond.

3. One owner asked if there was a limit on the reserve, there is not; this owner recommended keeping the dues at \$50/year/owner.
4. Noted that the Town owns and is responsible for the park and any playground equipment would be at their discretion / expense. The Town of Pinedale may consider adding a sports court in the future.
5. Board member noted that he was in favor of lowering the annual due and if needed in the future, the HOA could assess a special assessment. With property taxes increasing, he recommended lowering to \$25/year/owner.
6. One owner suggested lowering, but not by a large amount. Perhaps the \$40 range, suggesting that if we do lower, not to lower much as it would be harder to raise in the future.
7. Board member could be on board with lowering to \$35 or \$40 and re-evaluating year to year.
8. One owner asked if we could plant trees with HOA funds, but the park and bike path are owned by the Town.
9. It was noted that \$25/year/owner would not cover anticipated expenses.
10. One owner suggested leaving at \$50 for 2025 and then re-evaluate adjusting in future years.
11. One board member asked what expenses are the most uncertain: legal fees and fence maintenance are the largest variables.
12. Directors & Officers insurance has been difficult to secure in the State of Wyoming; the HOA does not have D&O insurance.
13. One owner suggested that we continue to build on the reserve year over year to avoid special assessments in the future.
14. Another owner thought since the Town maintains the larger items including roads and infrastructures, it seems silly for the HOA to build on the reserve.
15. Another owner noted that the risk we run is if the HOA were to be sued and incur legal fees or if the storage area fence blows over, then owners aren't being hit with larger special assessments. Easier to keep known dues and have surplus rather than unknown special assessments.
16. Lindsey Gooch made a motion to keep dues at \$50/year/owner for another year and re-evalutate next year. Since keeping the same, no vote needed.
17. Terry Eaton made a motion to reduce to \$30/year/owner. No other directors seconded that motion. The motion fails and \$50/year/owner remains for another year.

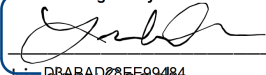
VII. CC&R Compliance

- i. Required Landscaping
 1. Owners need to maintain that portion of landscaping between your finished lot and curb and gutter.
 2. Vacant lots to maintain weeds better.
- ii. Trailer parking has been better, but a number of flatbed or construction trailers are being stored on lots which do not meet CCR guidelines. Friendly reminder to utilize storage lot.
- iii. Animals at large.
 1. Keep animals controlled; this is a Town ordinance.
- iv. Matt Meiring recommends self-policing, review the CCR's to make sure you are in compliance.

MEETING ADJOURNED

DATED EFFECTIVELY: August 8, 2024

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Lindsey Booth

President

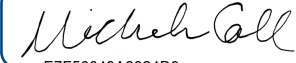
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Keith Lamparter

Vice President

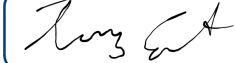
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Treasurer & Secretary

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Terry Eaton

Director

[NOT PRESENT]

Victor Avezzie
Director