

**Spring Mountain Ranch Homeowners Association, Inc.**  
**Board of Directors Meeting**  
**June 21, 2004**

Meeting called to order at Spring Mountain Ranch House by President Bob Bender at 10:00 a.m.

Attendees: Board Members - Bill McMurray, Hank Robertson; Bob Bender, Bill Robertson, Ray Ryden; Guests - Linice Kaiser - Accommodation Services and Ben Potts - Chairman of SMR Design Review Committee.

Silver Tip, LLC Presentation:

- Dean Shultz of Silver Tip, LLC and Steve Jones, their McCall representative, reviewed plans for the development of the commonly referred to "Parcel K" of SMR. "Parcel K" is the area integrated into the "Cedars" golf course along the first, second and third holes. A blueprint of the area was provided showing approximately 83 home sites to be developed. Dean and Steve requested their future homeowners be permitted to use the SMR recreational facilities as dues paying members of SMR Homeowners Association. The Board was receptive to their proposal in light of the additional revenue it would provide to the HOA. It was proposed that Silver Tip consider a one time contribution to the HOA in an amount equivalent to the construction of a tennis court. Dean and Steve will consider our proposal. Membership in our HOA would save Silver Tip the expense of providing these recreational facilities within their own development.

Water Treatment Facility:

- Ben Potts presented a letter to the SMR BOD in response to the "City of McCall Water Treatment Plant Sound Level Survey", and more generally to the lack of positive action by the City to nonconformance and noncompliance to the agreement between the City of McCall and Spring Mountain Ranch dated 10-23-93. In addition, a letter from SMR homeowner Nancy Giles regarding the same subject was presented to the Board. Both letters are attached to these minutes for the record. After much discussion, Bill McMurray volunteered to lead a delegation of SMR homeowners, within the next ten days, to a review with Bill Keating, City Engineer of our concerns. Bill McMurray and other concerned homeowners will continue to pursue a satisfactory resolution to the noise, lights and landscaping issues.

Introduction of Hearthstone General Manager:

- Ken Stoner, recently appointed GM of Hearthstone, was introduced to the Board and explained the activities of his position. Ken was joined by Michael Burns, Owner of Hearthstone and Private Residence Resorts (PRR), to review the list of daily duties/responsibilities for the maintenance, upkeep and customer service standards of the Ranch House that would be the responsibility of the Hearthstone staff. A copy of this list is attached to these minutes for the record. A list developed by SMR and dated June 1, 2004 is also attached. After review of the activities by the SMR House committee, the Board will formulate a legal agreement with PRR.

Old Business:

- A number of disputed invoices were presented by Linice Kaiser. The Board discussed and resolved the issues pertaining to invoices from PRR and Paul's.
- The hot tub tiles and drain have been replaced and/or repaired. The stairs and sidewalk at the Ranch House entrance have been repaired. The new pool heater is ready for installation. Swimming pool gate repair will be discussed by Linice with Chuck Bloom and necessary repairs completed.
- Actions to discourage and prevent vandalism at the Pool and Ranch House were discussed. The Ranch House and bathrooms access will be locked when the Ranch House staff leaves the Building. Some locks will be changed to further restrict access to certain areas around the Ranch House.

New Business:

- Security System – In conjunction with the vandalism discussion various types of security systems were reviewed. Linice Kaiser presented bids from May Security for these systems. These bids are attached for the record. In addition, Linice will solicit bids for temporary private security service during evening hours. A letter will be drafted by Linice to all homeowners, alerting them to the vandalism we have been experiencing and the security steps we are taking to prevent further problems.
- President Bob Bender presented to the Board repairs needed to the Ranch House kitchen doors and pool doors, along with dead tree removal around the Ranch House. The Board approved repairs as needed.
- Nominating Committee – President Bender agreed to solicit volunteers to stand for election to our Board at the Annual meeting on August 28, 2004. A letter will be sent to all SMR homeowners as a precursor to Bob's contacting individuals personally.
- Fourth of July BBQ around the Pool to be held on Saturday, July 3<sup>rd</sup> from 1:00 pm – 4:00 pm. Invitations to all SMR homeowners will be sent under SMR letterhead. Hearthstone staff will plan and manage the affair, with SMR sharing in the cost equally. The Board expressed their appreciation to Ken for assuming responsibility for this activity.
- Design Review Committee – Ben Potts, Chair of the Design Review Committee discussed with the Board his concerns with the committee work load and timely processing of requests by homeowners. The Committee currently meets twice monthly and cannot keep up with the requests. It was suggested that Linice draft a letter to homeowners, outlining the process for filing complaints, requesting approval for additions or alterations, and other general inquiries. Also, the hiring of a professional architect on an as needed basis will be explored by the committee.
- Meeting Minutes – Minutes from our May 24, 2004 meeting will be presented with the minutes of their meeting for Board approval at the July 17<sup>th</sup> Board meeting.

Adjournment:

The meeting was adjourned at 2:45 pm.

Respectfully Submitted,  
Ray Ryden  
Secretary  
Spring Mountain Ranch Homeowners Assoc.