

SPLIT DIAMOND MEADOWS HOMEOWNERS ASSOCIATION

Annual Meeting - August 13, 2026

MEETING MINUTES

I. Meeting Called to Order – 1804 Hours

Place: Sublette County Library, Lovatt 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. Michele Call, Secretary and Treasurer (3-year term, expires August 2026)

ii. Vic Avezzie, Director (3-year term, expires August 2026)

Nomination of Directors

i. Matt Meiring noted that we will need two people to fill those two spots and ask if there are any interested parties or nominations.

ii. Lindsey Gooch asked Michele Call whether she was willing and able to serve another term, and Michele Call was nominated

iii. Ben Smith, an owner, nominates himself.

iv. Lindsey Gooch asked whether Chad Mitchell had any interest, but it was confirmed that he is not an owner and cannot serve on the board.

v. Matt Meiring asks for a raise of hands for those in favor of Michele Call, the vote was unanimous.

vi. Matt Meiring asks for a raise of hands for those in favor of Ben Smith, the vote was unanimous.

vii. Terms and titles of directors are confirmed as follows:

a. Terry Eaton, Director (3-year term, expires August 2027)

b. Keith Lamparter, Vice President (3-year term, expires August 2027)

c. Lindsey Gooch, President (3-year term, expires August 2028)

d. Michele Call, Secretary and Treasurer (3-year term, expires August 2029)

e. Ben Smith, Director (3-year term, expires August 2029)

Architectural Committee

i. Three terms up for existing Architectural Members.

a. Lindsey Gooch, 4-year term expires August 2026

b. Debi Morley, 2-year term expires August 2026

c. Donna Lavin, 2-year term expires August 2026

ii. Lindsey explained that the Architectural Committee is responsible for reviewing plans, color submissions, landscape plans, and related materials for new homes. The committee also reviews additions or changes to existing homes. She further noted that anyone interested in serving on the committee should have a careful eye and become familiar with the covenants and building requirements.

- iii. Matt Meiring asks if any present are interested in running for an Architectural Committee position, there are no volunteers.
- iv. Debi Morley nominates herself for another term.
 - i. Lindsey Gooch is asked if she has interest in another term. She volunteers to be available to serve another term.
 - ii. Keith Lamparter is nominated by a member in the audience.
- iii. Matt asks the board to vote for those in favor of Lindsey Gooch to serve a four year term, unanimous.
- iv. Matt asks the board to vote for those in favor of Debi Morley to serve a two-year term, unanimous.
- v. Matt asks the board to vote for those in favor of Keith Lamparter to serve a two-year term, unanimous.
- vi. Architectural Committee Terms are confirmed as follows:
 - a. Shane Wilson, 3-year term expires August 2028
 - b. Tom Jackson, 3-year term expires August 2028
 - c. Lindsey Gooch, 4-year term expires August 2030
 - d. Debi Morley, 2-year term expires August 2028
 - e. Keith Lamparter, 2-year term expires August 2028

V. General Updates

- i. Town of Pinedale
 - 1. Lindsey discussed that following last year's HOA meeting, the Town of Pinedale came in and repaired the bike path.
 - 2. No update from the Town of Pinedale regarding their intent to install a restroom in the park, approximately 10' x 10'.
 - 3. No update or action from the Town of Pinedale on intent to replace trees that have blown over in the bike path.
- ii. Discuss annual renewal for legal representation by Matt Meiring with Jackson Hole Law, \$500 retainer – this retainer includes 30 minutes of legal advice per month. Lindsey motioned to renew Matt Meiring's retainer with Jackson Hole Law for an additional year for \$500. This was seconded by Keith Lamparter. All present Directors approved, vote passed 5-0.
- iii. Sublette County Weed & Pest treated the subdivision July 24th & 29th as part of owner's HOA dues.
 - 1. Michele Call asked if SCWP provided details on what specific weeds were treated. For sure cheatgrass and milk thistle but Michele noted that the milk thistle was still present. Another owner noted that they've noticed the milk thistle was dying.
 - 2. Request that SCWP come back to check milk thistle again.
 - 3. Julie Kraft is the best contact at SCWP.
 - 4. A board member asked what areas are being treated by SCWP. Our understanding is that they are treating vacant lots, lots that have improvements with landowner permission form, storage area, along roads, etc.
 - 5. Reminder that SCWP provides good options for sprayers and materials.
 - 6. Discussion that it is the primary responsibility of the owner to maintain weeds on individual lots, SCWP is a supplement to help control noxious weeds.
 - 7. Heads of musk thistle can be cut off.
 - 8. SCWP pays for bags of noxious weeds submitted.
- iv. Directors & Officers Insurance
 - 1. There is no current policy in place for the volunteers for D&O insurance.
 - 2. It was noted that as volunteer Board members, we regularly make decisions involving covenant enforcement, architectural approvals, and the Association's financial and fiduciary responsibilities. These decisions can potentially expose individual directors to legal claims, even when decisions are made in good faith and claims are ultimately unfounded.

3. D&O insurance is intended to help protect the individual Board members from the costs associated with defending such claims.
4. Following concerns raised by an owner at last year's Annual Meeting regarding the Association's lack of D&O coverage, efforts were made to obtain a proposal from a qualified carrier.
5. Obtaining coverage has been challenging, as many carriers will not insure HOAs with a substantial number of vacant, undeveloped lots.
6. A quote was received in November 2025 through Tegeler & Associates, sourced through 180 Intermediaries, for Directors & Officers (D&O) insurance at an annual premium of \$1,433.
7. Keith noted that when it was originally discussed amongst board members, he thought our risk was relatively low. After further thought, he feels that the premium seems reasonable and doesn't believe it will impact our budget.
8. Matt is only a representative of the HOA and would not be able to represent us individually.
9. Board to discuss whether to proceed with the quoted D&O coverage at an annual premium of \$1,433 following budget review.

VI. Budget Review

- i. Starting balance of \$14,344.68.
- ii. Annual Dues of \$50/year/owner for 2026, all dues received to date in addition to outstanding dues for 2025 for two owners. Two owners have paid HOA dues in advance for 2027 & 2028.
- iii. Interest and penalties collected of \$30.
- iv. Income for the Storage Area for non-members of \$140.00 YTD, additional owner-use fees of \$60.
 1. Not allowing new non-owners to utilize the Storage Area, currently there are a few from Trails Creek that actively make payment and keep their items in order.
- v. Accounting is about \$500 for bookkeeping and tax return preparation.
- vi. Retainer for Jackson Hole Law (\$500), no longer carrying non-compliance legal fees as non-compliant owners would be responsible for legal fees.
- vii. Posting and Mailing estimated for \$250, printing, postage, USPS certified mail, ink.
- viii. Property Taxes for Lot 82 estimated at \$75
- ix. Paid State Farm for Fidelity Insurance - \$129.00
- x. Directors & Officers premium (\$1,433) included to show impact to budget.
- xi. Loaded \$750 for Sublette County Weed Pest ("SCWP"), estimated to likely be under and not over this amount.
- xii. If all budgeted expenses including D&O insurance are included, our total expenses are estimated to be \$3,662 with reserve still increasing approximately \$800 per year.
- xiii. Owner asked for purpose of reserves. Water/sewer, park, bike pathway, roads were all taken over by the Town of Pinedale when Split Diamond was annexed, the Storage Area and two mailboxes are the two items that the HOA is responsible for maintaining. The purpose of the reserve is to not have to make a call for a special assessment in the future to maintain these two items.
- xiv. Owner asked about Colorado Ditch expenses. It is now the understanding that the ditch rider is responsible for cleaning the ditch.
- xv. Reminder that both mailboxes were pressure washed and stained late last summer / early fall 2024.
- xvi. An owner stated that he appreciated the board being mindful of the budget and future expenses, and that he supported D&O coverage for volunteers. He also questioned the efficacy of SCWP's weed treatment and asked whether it might be more beneficial for homeowners to manage weeds on their own lots, potentially eliminating that expense from the budget.
 1. Lindsey expressed her concern with the administrative task of tracking and enforcing weed maintenance. In her opinion, having a professional company like SCWP treating the subdivision as a whole and at a reasonable cost, would be more effective and efficient. Perhaps we consider having SCWP come check the subdivision more frequently to ensure the noxious weeds are being addressed thoroughly.
 2. Michele noted that at the \$750 estimate, that's approximately \$9.50 per lot for SCWP to treat.

Consensus that this \$9.50 is money well spent versus the administrative headache.

VII. CC&R Compliance

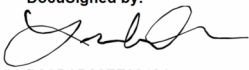
- i. Reminder that board has been really trying to get owners to maintain landscaping. Lindsey noted 13 formal notices of violation were sent regarding landscaping.
- ii. Trailer parking better, more owners are utilizing the Storage Area and encourage further use.
- iii. Reminder that garbage cans need to be stored out of sight of adjacent property owners – either in the garage, or in a pre-approved enclosure approved by architectural committee.

VIII. Miscellaneous / Questions

- i. Working with Tom Hatch at Sheriff's Office to identify owners of a couple items stored in Storage Area without permission and/or abandoned. Sheriff's Department has tagged those two items and will remove in 7 days.
- ii. During last year's annual meeting an owner brought up the misuse of the Storage Area. Following the meeting, the board worked to identify the person storing these items which were successfully removed (items included oil pans, commercial materials and equipment, snowmachines, etc).
 1. All items are being tracked, so please keep Lindsey aware of items that are traded in or out for HOA tracking purposes.
 2. It was recommended by an owner that the lock code be changed, will work to get code changed and owners updated.
 3. All items stored in the Storage Area need to be licensed and insured.
 4. Also encourage owners to have their renters fill out forms for full records.
- iii. Homeowners reported ongoing delivery issues with the local post office due to frequent route driver changes. It appears this issue is likely attributed to turnover at the post office.
- iv. An owner asked whether a decision had been made regarding the board's support for securing the Directors and Officers insurance policy. Keith Lamparter made a motion to approve the D&O policy at the quoted annual premium of \$1,433. Lindsey Gooch seconded the motion. The board voted to approve the annual premium for Directors and Officers insurance through Tegeler & Associates. The motion was approved by a 4-1 vote.
- v. No other items to discuss.

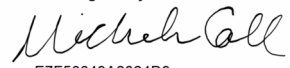
MEETING ADJOURNED

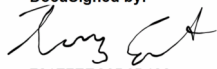
DATED EFFECTIVELY: August 13, 2026

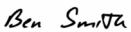
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Lindsey Gooch
President

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Keith Lamparter
Vice President

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Michele Call
Treasurer & Secretary

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Terry Eaton
Director

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Ben Smith
Director

Split Diamond Meadows Homeowners Association					
BUDGET					
	2025		2026		Notes
	BUDGET	ACTUAL	BUDGET	YTD (7/31/2026)	
Beginning Balance	\$ 10,763.61		\$ 14,344.68		
HOA Dues Received + Prepaid		\$4,150.00		\$4,150.00	Carrying \$200 in prepaid dues for 2027 & 2028
Collected Past Due HOA Dues				\$ 100.00	Lot 95 - Collected Past Due for 2025 + Lot 39 - Collected Past Due for 2025
Interest / Penalties		\$ 7.50		\$ 30.00	
Storage Area Income	\$ 350.00	\$ 500.00	\$ 200.00		
Owner				\$ 60.00	
Non-Owner				\$ 140.00	
Non-Compliance Fines					
TOTAL INCOME	\$ 4,500.00	\$ 4,657.50	\$ 4,350.00	\$4,480.00	
Professional Fees Insurance Miscellaneous					
Corporate Filing Fees - Wyoming Secretary of State	\$ 25.00	\$ 25.00	\$ 25.00		
Accounting					
Tax Return Preparation	\$ 150.00	Paid 2026	\$ 150.00	\$ 150.00	2025 Bookkeeping & Tax Return paid 2026 (\$150 + \$350); \$500 (2024) and \$380 (2023)
Bookkeeping	\$ 350.00	Paid 2026	\$ 350.00	\$ 350.00	
Legal Expenses					
Compliance Issues	\$ 500.00				
Retainer	\$ 500.00	\$ 500.00	\$ 500.00		
Postage & Mailing Expenses	\$ 25.00		\$ 250.00	202.60	
Property Taxes - Lot 82	\$ 141.19	\$ 66.19	\$ 75.00	\$ 67.84	Reimbursement for \$67.84 (pd 9/30/25, reimbursed 7/28/26)
Fidelity Insurance (State Farm)	\$ 129.00	\$ 129.00	\$ 129.00	\$ 129.00	
Directors & Officers Insurance			\$ 1,433.00		
Maintenance					
Storage Area Fence Maintenance	\$ 1,000.00				Continue to build reserves for Storage Area fence maintenance.
Sublette County Weed & Pest	\$750	\$ 356.24	\$750		
General Cleanup					
Mailbox Maintenance (self insured; maintenance fund)					Mailboxes were pressure washed and stained in 2024
Colorado Ditch Cleanup					
Portion of ditch adjacent to Lot 82 (ant. every 3-4 years)	As needed		As needed		
TOTAL EXPENSES	\$ 3,570.19	\$ 1,076.43	\$ 3,662.00	\$ 899.44	
Ending Balance		\$ 14,344.68		\$ 17,925.24	