

To: Teton County Commissioners
Teton County Planning Commissioners.
Keith Gingery
From: Michael J Keegan
Date: March 9, 2022
Subject: Timeline of interactions with Stage Stop LLC

I feel it is important to provide a high-level overview of the interactions between Stage Stop LLC and The Rafter J HOA. I believe the timeline provides a perspective.

February 23, 2021 - Meeting w/ Sadek & Jim Darwiche, Mike Keegan, Kip McMillian. Stage Stop has purchased Legacy Lodge, Lot #333. They are gathering info on a way to use it as a community resource. Non-profit offices, doctor's clinics, lease the restaurant. Purchase not public knowledge until 4/30/21

April 30, 2021 -Stage Stop LLC purchases Lot #333

May 17, 2021 – Meeting w/ Sadek & Jim Darwiche, Mike Keegan, Chuck Rhea. Stage Stop is interested in using building for housing. Leasing blocks of rooms to employers, creating a governing board made up of employers to oversee the rules. Stage Stop will keep HOA informed as to their plan, copy of leases, occupancy etc. Work together.

June 16, 2021 – pre-application request submitted. No info provided to HOA per our 5/17 meeting. Many put off by county process beginning without Rafter J's input.

June 28, 2021 – Email to Sadek Darwiche personally inviting him to HOA meeting to share what the Stage Stop plan is. No response.

July 1, 2021 - TC Planning Department notified the use change will require a CC&R change

July 10, 2021 – JH News and Guide article revealing Stage Stop's request to fast track

July 19, 2021 – Neighborhood meeting hosted by Stage Stop. Attended by 125 + Rafter J residents. A lot of questions but very little in detail from the applicant. Most resident's angry the CC&R's are not being addressed in advance of the county.

October 26, 2021 – Email sent to Sadek Darwiche regarding numerous and ongoing complaints from residents about people living in the building.

October 29, 2021 - Response from Sadek Darwiche stating only caretakers residing in the building

November 9, 2021 – Emailed Sadek Darwiche inviting him to set up meeting with the HOA Board or attend the monthly meeting. No response.

November 30, 2021 – HOA office received complaint about trailers parked on grass of Lot 333, Stage Stop informed of Rafter J Rule #8: ““No street parking is allowed in Rafter J. Vehicles must be parked within the paved surface of driveways within the lot. Vehicles shall not be parked within the Rafter J road right of way.” Sadek agreed to move trailers from front of building. Board allowed trailers to be parked in rear of building on grass to mitigate visual impact of neighboring properties and passerby's.

December 1, 2021 – Email to Jim and Sadek Darwiche stating , “I strongly recommend that you begin the process of applying to change the Rafter J CC&R’s to allow residential use (which is currently prohibited) on Commercial Lot 333.”

Response asked to set up a meeting. Meeting set for December 7, 2021.

December 7, 2021 – Meeting with Jim, Sadek, Dorian Darwiche, Mike Keegan, Karen Jerger. Explained that Rafter J owners are fearing the worst because they do not have any details. Sadek agreed to submit “white paper” outlining their plans in detail so that the board could share and gather constructive feedback and garner support.

December 10, 2021 – Email from Sadek Darwiche stating that “rather than sending a document out to the neighborhood blindly” Stage Stop would instead, schedule more neighborhood meetings.

December 13, 2021 – Letter from HOA Attorney sent to Stage Stop notifying of need to amend CCRs.

December 13, 2021 – Email from Sadek Darwiche announcing two more neighborhood meetings. Notice of meeting was posted on Rafter J website.

December 22, 2021 – Neighborhood meeting #1. Well attended. A lot of presentation but no detail.

January 3, 2022 – Sadek, by email, requested HOA office to email reminder of neighborhood meeting to HOA residents; HOA sent requested email to HOA residents on 1/3/22.

January 5, 2022 – Neighborhood meeting #2. Well attended. A lot of presentation but no detail. After the meeting Mike Keegan asked Dorian Darwiche to show him around the building. Dorian refused.

January 11, 2022 – Jill Arnold, by email, requested 2015-2016 WYDOT traffic analysis from HOA office. Response from office was “I have not found a WYDOT study from 2015 or 2016, but downlights for the south entrance were requested per 12/20/16 HOA meeting minutes, and declined per 1/31/17 HOA meeting minutes. Let me know if you have any more details that would help my search.”

January 27, 2022 – Stage Stop cc’d on HOA letter of concerns sent to County.

March 3, 2022 – Letter from HOA Attorney sent to Stage Stop notifying of need to amend CCRs.

Since Stage Stop LLC closed on Lot #333, The Rafter J HOA has held ten regularly scheduled board meetings. Just as are all 499 owners, Stage Stop was notified of these meetings in advance. Sadek Darwiche attended only one. June 2021. In August, our annual meeting, Sadek Darwiche was in attendance. Although not on the agenda or appropriate in our annual meeting forum in August 2021. Sadek was introduced and invited to address the member which he did.

As of March 9, 2022, No member of Stage Stop LLC or it’s agents have contacted the Rafter J ISD regarding homeowners concerns about water and sewer.