



Mountain Meadows Home Owners Sub-Association

2014 Annual Meeting Minutes
Tuesday July 8th, 2014 @6pm
Teton Springs Lodge & Spa

Call to Order

John Fisher called the meeting to order at 6:10pm.

Verification of Proxy Count, Votes Present, proper notice and Quorum

DeNesha Anderson from GTPM verified the proxies and votes present. It was determined that there was a quorum with 48 properties represented either by proxy or in person.

Introductions of Executive Board

John Fisher introduced the Executive Board: John Fisher, Tracy Everett, Klaus Bar, Christian Cisco and Kevin Hinkley. John Thanked Tracy and Klaus for their service on the board as both are not seeking re-election and moving on.

Reading and Approval of 2013 Annual Meeting Minutes

Jen Magnusson motioned to accept the 2013 Annual Meeting Minutes as written. Katie Jarman seconded the motion. No one was opposed. Motion carried.

President's Report

John Fisher reported recapped the letter sent to the homeowners in the annual meeting packet. He highlighted that there were more full time residents in Mountain Meadows and the delinquency rate was the lowest of all Teton Springs Associations. He also discussed the pond aerators are all up and functional with the help of GTPM and Biota. There is may be a leak in the liner of the MM pond. The board will continue to monitor it and talk about options and solutions. The board agreed to have a capital reserve study in June of 2014 to see the long term obligations of the Mountain Meadows Community. The results will be available to the board late summer early fall. The information will be shared with the homeowners. The board chose not to do a survey in 2013 but sent a letter seeking comments to the board. He also highlighted that Mountain Meadows successfully contributed to the paving of 9500 South and were able to get the sidewalks completed with in Mountain Meadows.

Treasurer's Report

Robert Bacani reported on the financials. There was \$93,812 in revenue and \$84,028 in expenses. The additional revenue was due in large part to past due properties selling and the collection of the past dues. All other items on the budget were in alignment with the 2014 budget. The Maintenance Reserve account had \$16,265 with the operating account balance of \$55,022.

DeNesha Anderson reported the delinquent accounts. There are 3 accounts that are more then 3 months past due for a total outstanding of \$10,500. There are 2 bank owned homes and 12 lots.

In 2013 11 homes and 5 lots sold. Year to date for 2014 7 homes and 1 lot have sold.

Old Business

Bill Nisbet submitted for the record a warranty deed showing transfer of ownership from Mountain Meadows HOA to Master for the common areas. He is challenging Mountain Meadows having to pay for the maintenance of Mountain

Meadows common area because the common area is deeded to the Master. DeNesha explained the process that the Master and Mountain Meadows boards worked through to understand the obligation of the Mountain Meadows owners along with Herb Heimerl, HOA attorney. The Mountain Meadows Board and GTPM will consult with Herb Heimerl regarding this information.

New Business

By-Laws Changes

Kevin Hinkley reported on the recent discovery that the Mountain Meadows By-Laws were not properly recorded. The Secretary of State of Idaho somehow did not have them recorded. The by-laws were re-recorded in June 2014. The BOD has the options to make changes to the by-laws and will inform the owners of any changes that are made at BOD meetings.

Building Code Revisions

Christian Cisco reported on the proposal submitted to the DRC regarding a homeowners request to add additional square footage that would cross over the building envelope and into the adjacent lot. The owner requesting did submit it to the DRC who denied the request based on the Mountain Meadows Guidelines. The homeowner appealed to the Master BOD who wanted feedback from MM homeowners. A letter was sent with the annual meeting packet requesting that feedback. There were only 4 responses: 2 in favor and 2 opposed. Comments from the meeting are below:

Katie Jarman: The proposed changes would change the aesthetics of the neighborhood. Opens too many unknowns.

Bill Nisbet: Creates too many configurations and is a change of use.

Gary Kennedy: It could create out of character homes.

Jen Magnusson: Leaving it the way it is will protect home values. Opposed to the change.

Tracy Everett: Could be possible with comprehensive guidelines but not in favor of changing the guidelines.

Block Party

A block party has been scheduled for August 6th at 5pm at 23 Moulton. Please bring something to share.

Election

There were 2 open board positions. Mike Etchemendy and Pamela Carter were elected each for 3 year terms.

Question and Answer

There were no additional questions.

Adjournment