



## Mountain Meadows Home Owners Sub-Association

2013 Annual Meeting Minutes

Thursday July 11, 2013 6pm

Teton Springs Lodge & Spa

### **Call to order**

Tracy Everett called the meeting to Order.

### **Verification of Proper Notice & Quorum**

Grand Teton Property Management verified that there was proper notice sent.

It was determined that there was a quorum with 89 of 146 properties represented either by person or proxy.

### **Introductions of Executive Board**

Tracy Everett introduced the Executive board: John Fisher, David Layne, Christian Cisco & Klaus Baer

### **Approval of 2011 Annual Meeting Minutes**

Patricia O'Leary motioned to approve the 2012 annual meeting minutes. Gary Kennedy seconded the motion. There was no one opposed.

### **President's Report**

Tracy Everett gave the President's report. She stated that the board has been very busy this past year working on several issues.

### **Treasurer's Report**

Robert Bacani reported on the financials. The income was \$78,134 through 6/30/13 with \$73,864 in expenses. The income was higher than anticipated due to several foreclosed properties selling and collecting back dues. The expenses were also a little high due to the collection of past Master dues that had to be paid to the Master. All other line items were within the budgetary limits. There was \$47,319 in the maintenance reserve account and \$28,852 in the operating account.

DeNesha Anderson discussed the delinquent accounts. There were 7 properties that were severely delinquent for a total of \$26,353. There were 11 properties that were up to 2 quarters behind. In 2012 there were 3 lot sales and 8 home sales. Back dues in the amount of \$54,374 were collected. Mostly in part to a settlement with Rawlins National Bank.

### **Old Business**

John Fisher discussed the results of the survey. There were 3 sections that asked for feedback in different areas. The reoccurring theme of responses was finishing the sidewalks and taking care of the vacant lots.

### **New Business**

#### **Special assessment for Sidewalks**

The board sent out a vote for special assessing to complete the sidewalks in Mountain Meadows. The special assessment passed with 90 votes. The required amount to pass the special assessment was 88 votes in favor.

David Layne from the beautification committee asked for others to participate in the committee.

Tina Korpi discussed the future common area expenses for Mountain Meadows. Going forward the Master Association will not be paying for the maintenance of the Mountain Meadows Common Areas. The Master had stepped in to provide the necessary minimums when there was not enough income from the Mountain Meadows owners to provide for it. Now that there are ample owners, it is up to the sub-association to take on those expenses. The Board will send out information on the new expenses after the budget process in October.

All owners should be paying for their lots to be sprayed for noxious weeds.

Concerns were expressed regarding the Teton Water & Sewer fees. Tina explained that the HOA has no control over the water & sewer company and to direct all questions to Jon Pinardi.

There is a sign up for those who want to join the social committee.

### **Election**

Kevin Hinkley was elected to serve a 3 year term on the Board of Directors.

### **Adjournment**