



Mountain Meadows Home Owners Sub-Association

Monday, July 17th, 2017

5:00 in the Snake River Room

2017 DRAFT Annual Meeting Minutes

1) **Call to Order at 5:02**

2) **Verification of Proxy Count and Votes Present**

Tina Korpi from Grand Teton Property Management verified that proper notice was given for this annual meeting and that through those present and represented by proxy (44 in all), a quorum was achieved.

3) **Introductions of Executive Board**

Tina Korpi introduced herself and Demerie Northrop from Grand Teton Property Management and the executive board introduced themselves: Bonny Etchemendy, Board President, Christian Cisco, Pamela Carter, Jeanine Stefanucci and John Fisher.

4) **Reading and Approval of 2016 Annual Meeting Minutes**

Pamela Carter moved to approve last year's annual meeting minutes and Bonny Etchemendy seconded the motion. All voted in favor.

5) **President's Report**

Bonny Etchemendy reported that Mountain Meadows is a thriving community within Teton Springs. There are 21 lots that are owned by the adjacent lot owner. Of those, 14 have been landscaped. In the past year 5 lots have sold with prices ranging from \$29,000 - \$37,000 and there are currently 11 additional lots on the market within Mountain Meadows.

The board is working to purchase and install down lighting for the existing street lights in Mountain Meadows. To replace the entire light would be cost prohibitive so the board is exploring options to retrofit the exiting lights. There are several mutt mitt stations installed throughout Teton Springs. We will do a better job of providing clear access to these areas in the winter by shoveling out the path to them. The HOA appreciates everyone's efforts to clean up after their pets.

There are a lot of goldfish in the Mountain Meadows pond. Idaho Game and Fish said that if the water level was low it wouldn't be a problem with the goldfish infiltrating the other ponds and streams. However, there are residents that requested the water levels be increased in the pond so additional screening was installed to make sure the fish stay in the pond. The board is discussing options about eliminating the goldfish entirely.

6) **Treasurer's Report**

Demerie Northrop reviewed the financials through June 30, 2017 and stated that this year's budget is based on all 146 lots paying. Income for Mountain Meadows is \$103,660 and expenses total \$100,403. Of those expenses, \$81,760 has been paid to the Master Association and \$12,760 into the maintenance reserve account. Current account balances are \$138,525 in the operating account and \$64,600 in the maintenance reserve account.

There is currently \$8,992.71 in outstanding delinquent accounts – this is down from \$12,696.88 at this time last year. There are 132 owners who are current with dues, 5 that are behind by one quarter and 7 that are two quarters past due and 2 that are over 3 quarters delinquent.

7) **Old Business**

- a) Hastings and Springs Parkway were sealed this summer and the patch and crack repairs were completed throughout the subdivision.
- b) Letters were sent to homeowners whose homes may need to be stained. This is something that is done each year.
- c) There are concerns about speeding throughout the HOA. While the digital speed signs seem to help, there are still owners that speed through the neighborhood at excessive rates. An additional radar sign will be placed on Rammell. Homeowners would like an additional sign on the Parkway closer to the round-about.
- d) The HOA has been working with the golf club to spray noxious weeds. We have identified the areas that are the responsibility of the HOA and have been working on eradicating them. There are some that may be missed, so the board would like homeowners to notify GTPM of these areas specifically so they can be addressed. If there are weeds spotted on the “golf land”, we ask that you contact Tony Snoey directly as he is in charge of getting those weeds sprayed. The homeowners want to have information about who is doing the weed spraying for the golf club and when it is being done as they feel it is not sufficient. GTPM will reach out again to the Club and try to get specifics about the treatment of noxious weeds.

8) New Business

~The Master board has discussed the upcoming Solar Eclipse and while they opted to not add security, they will install signs and barricades at the entrance to Teton Springs to discourage visitors from entering the neighborhood to view the eclipse.

~Some of the owners discussed the fireworks show that the Club hosted on July 3rd. While the Master board requested that they not have the fireworks, the Golf Club opted to host them anyway. There were proper permitting and safety precautions taken. However this was not an HOA sponsored or condoned event but because it happened on “golf land” it was out of the control of the HOA according to legal counsel.

~The Club has had an increase in helicopter activity on the property. Homeowners expressed their concerns for lack of safety, frequency of flights, and low flight pattern over the homes. Some owners may be contacting the FAA directly to express their thoughts about this activity. GTPM and the HOA legal counsel, Herb Heimerl, have been in conversations with Teton Springs Golf and Casting to discuss the past legal issues, requirements and history of the helipad at Teton Springs. Again, this is another item which is not occurring on HOA property and therefore the HOA has no control over the activities happening.

~ Some homeowners expressed their concerns about the Teton Springs Water billing. They want more transparency in the billing and are inclined to get the state involved. Since this is a privately owned entity there is not a lot the HOA can do to force a change in billing or disclosure. The board agreed to look into the state requirements on what can and should be disclosed to homeowners.

9) Election

The board would like to extend its thanks and appreciation to the time Pamela Carter served as a director. She is choosing not to run for an additional term. Bonny Etchemendy’s term is also expiring but she is willing to volunteer for an additional term. Floyd Cooley volunteered to run for the open board seat. Pat O’Leary moved to elect Bonny and Floyd to a three-year term on the board of directors. Tom Clark seconded the motion. All present voted in favor.

10) Adjournment 6:16