



Master Association

**2017 Annual Meeting
The Teton Springs Master Association and Executive Board
Snake River Room at the Teton Springs Lodge & Spa
Tuesday, July 11, 2017
4:00pm**

Official DRAFT Minutes

Call to Order

The meeting was called to order at 4:05 by Tina Korpi

Verification of Proxy Count and Votes Present

Tina Korpi verified that notice was sent in accordance with the by-laws and there were 235 people represented either in person or by proxy. With 235 votes it was determined that there was a quorum.

Introductions of Executive Board

Tina introduced the board of directors; Jon Wilson, Julie Whitlock, Dwight Pierce, Christian Cisco and Heidi Phillips.

Approval of 2016 Annual Meeting Minutes

A motion was made from the floor by Julie Palmer to approve the 2016 annual meeting minutes. Gary Linger seconded the motion. All voted in favor.

President's Report

Christian Cisco reported on the status of Teton Springs over the past 12 months. His report was on the following:

- Teton Springs had a huge winter and damage caused by voles over the winter was diminished. The golf course weathered well and the community looks good.
- There were 19 homes and 20 lots sold in Teton Springs, a sharp increase from the year before in lot sales.
- GTPM and Herb Heimerl have been aggressively pursuing delinquent dues. The HOA is currently seeing the lowest amount owed in delinquent dues with \$50,000 owed (opposed to \$56,000 last year and \$81,000 the year before that). Of the 672 properties (which includes the units owned in the Lodge), 604 are current which could partially be due to the HOA now charging late fees and interest on delinquent accounts as well as filing liens.
- Christian expressed his thoughts regarding his time on the board stating it is honor and a privilege to serve as a board member. He extended a large thanks to Heidi Phillips for her service to the Master board these last six years.

Treasurer's Report

Rob Bacani from Grand Teton Property Management provided the treasurer's report. He shared that the HOA has collected \$384,562 in income for the first half of 2017 which is a 95% collection rate. Total operating expenses this year have been \$377,231 with \$157,500 being deposited into the maintenance reserve account. The HOA is coming in under budget for the first six months of the year. The largest area of concern is with regard to snow removal which, due to the extreme winter we experienced, is totaling \$109,196 so far this year – this is \$29,196 over budget). There have been expenses paid out of the maintenance reserve account for road sealing as Hastings and Springs Parkway were both completely sealed earlier this summer.

Grand Teton Property Management Report

Tina Korpi reiterated a lot of what Christian Cisco reported with regard to the update of Teton Springs HOA.

- The parkway and Hastings were both sealed in June. Sealing happens on an annual basis on an as needed basis for the roads that are in most need of work.
- Tina and Tony Snoey (The Golf Club) have met and reviewed ownership maps to make sure the entire area is being treated for noxious weeds. The HOA has sprayed every vacant lot and HOA controlled open space and the Club is working on getting all of their weeds sprayed on their property as well. Together we have made a big impact and it looks much better than in years' passed.
- There have been issues with homeowners dumping debris, dog poop, etc onto other people's lots. We would ask that you be considerate of one another and not do that.
- As a reminder, please do not operate ATVs and motorcycles in Teton Springs unless they are licensed to be on the road and then ONLY by a licensed operator. There are continued problems with this issue and we ask that people follow the rules as it applies to road safety.
- GTPM is doing its best to stay on top of violations that occur in Teton Springs. If you receive a letter or email from us we ask that you kindly refrain from the activity and follow the rules as do the rest of your neighbors.
- August 21st marks the date when the Total Eclipse will occur in our region. The Master board discussed this at length at its prior board meetings. It is difficult to determine the extent of impact this event might have on Teton Springs. There was a discussion about staffing the guard shack for the days surrounding the eclipse but ultimately decided that it would be difficult to hire someone who would be impactful. The Teton County sheriff is advising people to take care of their property and is asking non-essential businesses not to be open that day to help reduce traffic and congestion. If a homeowner has an issue they cannot handle please call the GTPM emergency on-call line and we will do our best to help manage the situation. There will be various camp grounds set up in Teton Valley which will hopefully ease people's desire to enter the Teton Springs neighborhood. GTPM will work to get signs and barriers posted before the event to try and keep visitors from venturing into the neighborhood to watch the eclipse.
- We will be adding an additional speed sign on Rammell in the coming weeks but do ask homeowners to please slow down as they travel through Teton Springs. The speed limit is 25.
- GTPM is working on finding someone willing and able to repair the fence along the south perimeter of Teton Springs. The club will also be fixing fences that run along the golf course as well. The snow caused an enormous amount of strain and damage last winter.
- Thank you to All Seasons Realty for replacing the flags at the entrance of Teton Springs.
- A special thank you to the DRC, Wade Thomas, Kevin Hinkley, Tom Clark, Patty Crawford and the paid architect Rick Baldwin for their countless time and effort on reviewing plans for homes as well as taking on the job of rewriting the design guidelines for the Cabins this year. There are currently 6 homes under construction and another 5 in the DRC process.

New Business

- There were several homeowner concerns with regard to Club matters including the disrepair of the fence, the fence around the pool, the use of the heli-pad, guests walking down the cart path (and the signs needing replacement), noxious weeds, maintaining the appearance of golf course ponds, available storage areas in the golf course maintenance area and the flowers located by the real estate office near the entry to Teton Springs. Tony Snoey said these issues would be addressed.
- There are some lights out in Mountain Meadows – GTPM will work with the electrician to get those in proper working order.

Election

Heidi Phillips' position is expiring this year. There was only one candidate for this position. Duncan Moore moved to elect Bonny Etchemendy to replace Heidi. Peggy Lee seconded the motion. All voted in favor and Bonny Etchemendy was elected to a 3-year term.

Adjournment 5:11