



Master Association

2018 Annual Meeting
The Teton Springs Master Association and Executive Board
Snake River Room at the Teton Springs Lodge & Spa
Tuesday, July 10, 2018
4:00pm

Official DRAFT Minutes

Call to Order

The meeting was called to order at 4:01 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 171 people represented either in person or by proxy. With 171 of 669 votes it was determined that the 20% requirement for a quorum was achieved.

Introductions of Executive Board

Tina introduced the board of directors; Jon Wilson, Julie Whitlock, Dwight Pearce, Christian Cisco and Bonny Etchemendy.

Approval of 2017 Annual Meeting Minutes

A motion was made from the floor by _____ to approve the 2017 annual meeting minutes. Nancy Cummins 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 light winter and a rainy June. There was relatively no damage caused by voles over the winter.
- There were 24 homes and 15 lots sold in Teton Springs, as opposed to the 19 home sales and 20 lot sales from the year prior. There has been an increase in construction in Teton Springs with 3 homes completed in the last year, 5 homes currently under construction and two others that have broken ground in the past few weeks.
- GTPM and Herb Heimerl have been aggressively pursuing delinquent dues. There are currently 28 out of 669 lots that are two or more quarters behind in dues owing about \$62,000 in dues. 641 owners are current which could partially be due to the HOA charging late fees on delinquent accounts as well as filing liens.

Treasurer's Report

Rob Bacani from Grand Teton Property Management provided the treasurer's report. He stated that the HOA is financially sound. He shared that the HOA has collected \$402,017 in income for the first half of 2018. There are only 4% of all accounts that are delinquent. Total operating expenses so far this year have been \$364,210 with \$159,750 being deposited into the maintenance reserve account. The HOA is coming in under budget for the first six months of the year. There have been expenses paid out of the maintenance reserve account for road sealing as Rammell and Moulton were both completely sealed earlier this summer. There is currently \$306,296 in the operating account, \$1,280,154 in the maintenance reserve account, and \$200,482 in the performance deposit account. All of these funds are FDIC protected.

Teton Springs Headwaters Club Report

~Tony Snoey provided a report of the Club noting that he has been working closely with Grand Teton Property Management and the HOA. The club and the HOA have worked together to combat noxious weeds on the entire property. In addition, the HOA has agreed to pay for pond maintenance in the form of bales of barley in each of the stocked ponds. Since the ponds are shallow, chemicals don't have time to settle so this new method is being tested this year to see if it works safely to fight algae.

~They are seeing a lot of dogs off leash on the golf course. Tony would like to remind members to please keep dogs leashed and to refrain from walking and biking on the cart paths.

~The golf course is watering less and is reducing the amount of fertilizer being used in an effort to be more environmentally friendly. 100% of the ponds (except in Mountain Meadows) are on Golfland and the club is maintaining them. All homeowners are welcome to fish in the stocked ponds but please be sure not to fish on the golf course sides of the ponds. This is specifically an issue on Hole 9 – please stay to the north side of the pond. Additionally, there are no fish in the pond on Hole 12. Please keep in mind that these ponds are for fly fishing only and they are for catch and release only.

~The fence around the pool will be braced and secured in a few areas and the fences will be repaired as well.

~Please feel free to attend "Friday Night Lights" where there will be live music on the deck of the pool every other Friday.

~The tent area is owned by the developer and the Club leases that area from him. There will not be fireworks at the Stars and Stripes events as the Club has decided to scale back to basics. Last year the fireworks event got too big so they wanted to make the event something to celebrate members.

Grand Teton Property Management Report

~Tina thanked Tony Snoey for his efforts and hard work in making the area around the club look so nice. We spent a lot of time this year working on eradicating the noxious weeds throughout the property. It will take a couple years to see complete success in this area but in joining with the golf club we will see greater success in this area. Dewey Brothers Vegetation Management is spraying the weeds in the Golfland and Owen Moulton is taking care of the HOA land.

~Road sealing was done on Moulton and Rammell and crack repairs were made throughout the neighborhood. Hunt Construction will be on site in a couple weeks to repair the pot holes on the parkway. It should be noted that while the cracks and holes are repaired and the roads are sealed, this does not give the appearance of a nice new road. To accomplish that look the road will need to have an overlay put on it. The sealing protects the road but previous patching does show thorough the seal coat. The board will discuss the cost and timing of this work.

~The HOA spent \$10,000 to repair several sections of the fence and will do that again this year as well.

~The speed limit sign from Hastings was defective and was sent back to Canada for repairs. It should be back soon and will be installed as soon as possible.

~GTPM will be working with the DRC to assess and return performance deposits that are on file. Many of these deposits are old and some of the properties have changed hands since they were initially collected.

~There were two new mutt mitt stations and several Children at Play signs added to Mountain Meadows at the request of that board.

Old Business

Tina Korpi thanked Tom Clark and Kevin Hinkley for their time and hard work on the design review committee. They both resigned this year. Additional thanks are sent to Patty Crawford and Julie Haines who are also serving on the DRC -- your time and dedication are appreciated.

This winter the board, in anticipation of even more growth, hired two additional professionals to be on the DRC. Ann Moyer, a landscape architect and Jason Letham, an architect, have joined professional architect Rick Baldwin and the two homeowner volunteers Patty and Julie to make up the design review committee. It is important to get the feedback from the homeowner members of the committee but the board needed to have the professional aspect added on to the committee for continuity and professional knowledge of the design guidelines and how to apply them. The DRC is finalizing the draft for the Cabin Design Guidelines and will present them to the Cabin and Master boards before final approval is given.

New Business

~ Dick Allen thanked the board for making Teton Springs such an enjoyable place to live.

~Moshe Kedan addressed the board and GTPM regarding the fine he received last summer during the eclipse. He stated he was disappointed and expected the management company to protect his property from being “invaded”. Tina reminded homeowners that at last year’s annual meeting just a month prior to the Eclipse this was discussed and it was determined that barricades and no trespassing signs would be put up in advance of the event but that the HOA did not want to invest in on-site security. Mr. Kedan’s tenant had invited guests who put up 2-3 tents and 2 campers in the yard for the event. The people were asked to leave the property by GTPM’s on-call staff who was notified of the situation by numerous residents due to the disturbance these campers were causing. They were told that camping was not permitted. Christian Cisco and Jon Wilson also went to the property with GTPM. The discussion became heated and the police were called to the scene. The people refused to leave and became belligerent and aggressive. The police declined to forcibly remove the people and the board ultimately fined the Kedans \$1000 for violation of the governing documents. The Kedans were invited to the board meeting where the fine was discussed and eventually voted to be assessed, as per the Idaho State Law. They did not attend the board meeting and have not paid the fine to date.

~Shari and Jeff Neiswanger own three properties at Teton Springs and would like to build a “Mountain Modern” home in Teton Springs. When this family presented plans to the DRC in 2015 they were denied because the design guidelines have stipulations about the roof pitch requiring it to be 5:12 or greater for 70% of the home – this contrasted with the nearly flat roof that was presented. Following their appeal, the DRC created an amendment that would allow lesser roof pitches on a case-by-case basis provided the entire home was in keeping with the spirit of the neighborhood. The Neiswangers once again presented plans to the DRC in May of this year but have been denied once again as the home that was proposed is not in keeping with the existing homes. The Neiswangers want to appeal to the homeowners to allow more modern designs and loosen up the current guidelines which they view as strict and dated. The DRC held a special meeting with the Neiswanger and Christian Cisco to review the plans. They were given several suggestions by the licensed architects on the committee that, if done, would bring the plans into compliance with the design guidelines for approval.

~Dan Hinton does not like the way the newly built home on Rammell looks. He doesn’t think it fits in Teton Springs. Jon Wilson said that if a home meets the guidelines, it is approved. “Ugly and horrible” are subjective and personal opinions that cannot come into the discussion when a house is being reviewed by the Design Review Committee. Current design guidelines do not require the use of a professional architect. There are concerns of unintended consequences if the guidelines are loosened up. Many people bought their homes in Teton Springs because they like the character and look of the homes in the neighborhoods. There are additional concerns about devaluing current homes if the design guidelines are amended to allow more modern homes to be built.

Election

Christian Cisco and Julie Whitlock’s positions are expiring this year. Julie will not be rerunning for her seat. The board and GTPM extended Julie a huge thank you for the time and devotion she has given to Teton Springs. As the first homeowner in the community Julie has vast knowledge of the property and would be happy to share stories with anyone who may be interested. There were several people interested in running for the board. Marie Zolezzi, Brad Cummins, Bevin Brush and John Fisher are all interested in running along with Christian for the two seats. After the vote, Christian was reelected to the board and will be joined by John Fisher. These are both three-year terms. They join Bonny Etchemendy who has two years remaining on her term and Dwight Pearce and Jon Wilson who each have one year left on their terms.

Adjournment 5:36