

**Teton Springs Homeowner Association  
2010 Annual Members Meeting Minutes  
Wednesday, July 14, 2010  
2:00 PM  
Teton Springs Lodge and Spa**

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***Call to Order-***

*President, Julie Whitlock called the meeting to order.*

***Verification of Proper Notice and Quorum-***

*Grand Teton Property Management stated that proper notice was sent. A quorum is present with 179 out of 601 represented wither in person or by proxy.*

***Verification of Proxy Count and Votes Present-***

*DeNesha stated that 34 homeowners attended in person and 145 homeowners/lots were represented by proxy.*

***Introductions of Executive Board-***

*Julie Whitlock Board President, introduced the Executive Board Members, Jon Pinardi, John Seiter, Wade Thomas and Jim Williams.*

***Approval of the 2009 Annual Meeting Minutes-***

*John Seiter motioned to approve the 2009 Annual Meeting Minutes as written  
Seconded by Jon Pinardi  
Vote all in favor*

***President's Report***

***Treasurer's Report-***

*Rob Bacani with Grand Teton Property Management presented the Treasurer's report to all present pointing out that the income for 2009 was \$509,144 and the expenses were \$522,798. Rob also pointed out that the annual income as of June 30, 2010 was \$264,810 and the expenses were \$263,212. The association has been able to deposit \$40,000 into the maintenance reserve account as of June 30, 2010 and expects to deposit \$80,000 by the end of the year.*

***Delinquent Accounts***

*DeNesha Anderson with Grand Teton Property Management the following information on delinquent accounts.*

***Since 1-1- 09 there have been 89 sales***

*8 cabin*

*23 Master*

*58 Mountain Meadows*

***5 Properties are under contract***

*3 Bank owned*

***16 Properties are owned***

*1 cabin*

*8 Master*

*4 Mountain Meadows*

*3 Village and Commercial*

***13 Properties are in foreclosure***

*5 Mountain Meadows*

*7 Master*

*1 Cabin*

***Joe Casey's Report***

- 1. Jon Pinardi, Chuck Iossi and Joe Casey are on the fishing committee and have worked to get this project moving forward. 1,600 fish were put into ponds this year. Guide Lake, Rainbow Lake, Aster Lake and Fireweed Lake received fish. Biota is working on the aerator systems and pond biology.*
- 2. Landscape is being done by Cold Springs Irrigation (Brett Marcum) and he is doing a great job while cutting the contract cost from last year by 10%. Owen Moulton is spraying weeds but the spring weather has made things a bit difficult- the last rain was in June.*
- 3. The DRC is working on making sure lawns are being maintained and enforcement of CC&R's. Trash cans continue to be a problem so Joe told everyone that trash day is on Thursdays and they can only be out on that day. There are a many animals out and about (birds, bears, mtn. lion, skunks, etc.). Joe said to call him if you have a specific trash pick-up that isn't on Thursday so you don't get a notice.*
- 4. Street lights continue to be an issue but Joe is working with West Pointe Electric to get the problems solved. Many trees have fallen down and those have been removed. The buck 'n rail fence was repaired all the way around the property. Joe repaired numerous potholes in the road. Joe also picks up trash all around property.*
- 5. Snow removal was great. Stephen Bagley continues to do a wonderful job and due to the snow conditions, we came in way under budget.*

***New Business-***

*In an effort to communicate with all homeowners quickly a contact list was passed around to all owners to document email addresses so that the association can send out blast email correspondence. GTPM will also send out a contact sheet in an effort to collect as many as possible.*

*A questionnaire was included in your packets. Please take a moment to complete and return to Grand Teton Property Management. The Board is interested to hear how they are doing and what they could improve upon.*

***Election of Directors-***

*Tina stated that two positions are currently up for election.*

*Jim Williams*

*Wade Thomas*

*Information has been included in your packet with biographies about each person. Tina asked each candidate to introduce themselves.*