



## Mountain Meadows Home Owners Sub-Association

Thursday, July 14<sup>th</sup>, 2015  
5:00 in the Snake River Room

### 2015 Annual Meeting Minutes

**1) Call to Order at 5:00**

**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 (58 in all), a quorum was achieved.

**3) Introductions of Executive Board**

John Fisher, Board President, introduced the rest of the board: Christian Cisco, Kevin Hinkley and Pamela Carter. He explained that Mike Etchemendy had resigned from the board following the sale of his Mountain Meadows property.

**4) Reading and Approval of 2014 Annual Meeting Minutes**

Patricia O'Leary moved to approve last year's annual meeting minutes and Gary Kennedy seconded the motion. All voted in favor.

**5) President's Report**

John Fisher thanked Tina Korpi and Demerie Northrop from Grand Teton Property Management. John explained that the improvement of the national economy has trickled into Teton Springs which has also seen an increase in sales activity. Mountain Meadows currently has one house for sale and has the lowest amount of delinquent accounts in all of Teton Springs. There are more full-time residents in Mountain Meadows and a neighborhood directory has been created by Jean Reising. A beautification committee has been established and the Master association landscaped the first round-about keeping Teton Springs looking sharp.

**6) Treasurer's Report**

Tina Korpi reviewed the financials through June 30, 2015. Income for Mountain Meadows is \$79,527 and expenses total \$69,978. Of those expenses, \$61,393 has been paid to the Master Association and \$4,000 into the maintenance reserve account. Current account balances are \$24, 268 in the operating account and \$81,104 in the maintenance reserve account.

There are currently \$7,113.23 in outstanding delinquent accounts. There are 142 owners who are current with dues, 2 that are behind by one quarter and 2 that are over 3 quarters delinquent.

The sidewalks are complete and all assessments for it have been collected.

**7) Old Business**

- a) The Master board has agreed to pay for mutt mitt stations with trash recepticals to be placed throughout the walking pathways. The intent is to have people clean up after their pets and be more responsible for them.
- b) Last July we tried to get a Mountain Meadows owner as a representative on the Master Board. The Mountain Meadows board presented the Master board with a letter requesting a permanent seat on the Master Board. They met and discussed this request and determined that to create this policy it would require an amendment to the governing documents and at least half of all owners in Teton Springs to approve. There are two Mountain Meadows owners who will be running for the open seats on the Master Board at the upcoming

August 17<sup>th</sup> annual meeting. The board would encourage as many Mountain Meadows owners to attend this meeting and vote.

- c) A capital reserve study was conducted last year which is a review of all association assets. It was an opportunity to take a long-term 20 year look at expected expenses as they relate to Mountain Meadows. Six items were identified as items for long-term maintenance with a projected \$500,000 needed for those items over the 20-year period. These items include aerators for the pond, sidewalks, the irrigation system in the common area, landscaping, and pond maintenance. The Master will need a large amount of money for their long-term planning as does Mountain Meadows. This may result in a dues increase to accomplish necessary funding.
- d) Short-term rentals were an issue over the winter. This is not allowed in the Mountain Meadows HOA. If you become aware of a homeowner renting their home out for less than 30-days, please contact Grand Teton Property Management.

#### **8) New Business**

- a) 12 bank-owned lots were recently purchased in Mountain Meadows with the intent of building new homes. As a result, the DRC has gone back to the design guidelines to streamline them with the master design guidelines and create a more uniform set of documents for homeowners. They also wanted to remove the requirement of having to build one of five pre-determined plans that were created for the neighborhood. They would like to open the designs up to additional homes, provided they fit the same character, quality and architectural feel as what is currently represented.
- b) Sidewalks – there are some major breaks in them. Bids are being received for repairs to be made.
- c) The club is selling private golf carts. The covenants allow for these to be driven on the streets of Teton Springs, provided it is being driven by a licensed driver. They cannot be parked outside overnight.
- d) Fire Hydrants are flushed every three years – this is scheduled to occur this fall.
- e) There was a Club event on July 3<sup>rd</sup>. Some homeowners were upset as they were not advised of it and would like to have advance notice for future events, especially when street closures and fireworks are involved.
- f) Recently there have been kids swimming in the Mountain Meadows pond. The board will look into getting signs to post advising against this activity.
- g) If there is a complaint about any issues including unsightly yards, please notify Grand Teton Property Management to handle.

#### **9) Election**

Welcome Bonnie Etchemendy to the board as she will join Christian Cisco and John Fisher who were both reelected. All three new board members will serve three year terms.

#### **10) Adjournment 6:37**