



## Village and Commercial Home Owners Sub-Association

### 2015 Annual Meeting Minutes The Teton Springs Village and Commercial Sub-Association and Executive Board Thursday, July 30<sup>th</sup>, 2015

#### 1) Call to Order 11:06

#### 2) Verification of Proper Notice & Quorum

Tina confirmed that proper notification was sent and a quorum has been met as 17 of 19 lots were represented at the meeting

#### 3) Introductions of Executive Board

Tony Snoey of the board was present. Shannon Herndon resigned from her position and Tony Vest was in attendance as her replacement. Jeff Naylor was unable to attend the meeting.

#### 4) Approval of 2014 Annual Meeting Minutes

Tony Snoey moved to approve the minutes. Tony Vest seconded the motion. All voted in favor.

#### 5) Treasurer's Report

Tina Korpi from Grand Teton Property Management reviewed the financials for the Village and Commercial sub-association. \$17,790 in dues have been collected so far this year. There have been \$8,671 in expenses with \$8,360 of that going to the Master dues. There is currently \$30,964 in the bank account.

#### 6) Old Business

##### a) Parking Lot Sealing

The dues were originally going to be increased to pay for the sealing of the parking lot. When Tony Vest voiced his disapproval of that plan, the dues amount was reduced back to the original level pending a discussion about how to proceed. Tony Vest would like to look into chip sealing as it lasts longer and wants to be sure that it is being done right. Herb Heimrl stated that the Village and Commercial is responsible for common maintenance of the parking lots, regardless of ownership, as per the governing documents. The parking lot is in pretty good shape so the board opted to table the discussion of parking lot maintenance until next year.

#### 7) New Business

##### a) Commercial Lots

The county is challenging the zoning of the commercial lots by the entrance to Teton Springs near the mailboxes. Tony Vest thinks those lots should be exempt from paying into any additional assessment for the parking lot up by the club as they don't use that area. Herb explained that if you are a part of Village and Commercial you share in all of the expenses for the Village and Commercial unless the CC&Rs are amended to state something different. He will look into the process of amending them for this purpose.

#### 8) Election

Sean Cracraft was replaced by Tony Snoey – there are two years remaining on his term. Jeff Naylor's 3-year term is expiring and he will remain on the board. Shannon Herndon resigned from her position and Tony Vest will complete the remaining one year on her term. Tony Vest moved to take Shannon's place and have Jeff remain on the board. Tony Snoey seconded the motion. All voted in favor.

Jeff Naylor will be President, Tony Vest will be Vice President and Tony Snoey will be Secretary/Treasurer

9) Adjournment 11:27

DRAFT