



Mountain Meadows Home Owners Sub-Association

Wednesday, July 12th, 2018
5:00 in the Snake River Room

2018 Annual Meeting Minutes

1) Call to Order at 5:02

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 (34 in all); a quorum of 20% of 146 lots was achieved.

3) Introductions of Executive Board

Tina Korpi introduced herself, Kelsey Bancroft and Demerie Northrop from Grand Teton Property Management and the executive board introduced themselves: Bonny Etchemendy, Board President, Christian Cisco, Floyd Cooley, Jeanine Stefanucci and John Fisher.

4) Reading and Approval of 2017 Annual Meeting Minutes

Dave Resing moved to approve last year's annual meeting minutes and Danny Neil seconded the motion. All voted in favor.

5) President's Report

Bonny reported that there are currently two sites listed for sale in Mountain Meadows. Four have sold recently and six closed in the last year. A new home was built on Cluff Lane in the last year and this spec home is listed for \$729,000. The average home sales ranged from \$589,000 and \$699,000 in the past year with four homes being sold. This price range is a \$4,000 increase from the previous year.

The board added two additional mutt mitt stations. We had all of these stations plowed out over the winter which resulted in more people using them and less waste on the roads and pathways. The HOA also added four children at play signs in the neighborhood as well in an effort to slow drivers down.

6) Treasurer's Report

Tina Korpi reviewed the financials through June 30, 2018 and stated that this year's budget is based on all 146 lots paying. Income for Mountain Meadows is \$103,660 and expenses total \$99,645. Of those expenses, \$81,760 has been paid to the Master Association and \$12,760 into the maintenance reserve account. Current account balances are \$129,071 in the operating account and \$90,186 in the maintenance reserve account.

Demerie Northrop reported on the delinquent report stating that there is currently \$6,966.27 in outstanding delinquent accounts – this is down once again from this time last year. There are 136 owners who are current with dues, 3 accounts that are two quarters past due and 1 that is over 3 quarters delinquent.

7) Teton Springs Headwaters Club Report

Tony Snoey reported from his perspective as both a resident of Mountain Meadows as well as from the Club. He relayed that Mountain Meadows does not rely on the Club for irrigation water. The Club is making a more concerted effort to combat noxious weeds and has partnered with the Master HOA to achieve this. The club is growing and trying to update the look and experience for members. They want to continue to be good neighbors to the HOA and add to the value of homes in the neighborhood.

8) Old Business

- ~Tina Korpi thanked Tony Snoey for his work with the HOA on noxious weeds and pond maintenance. The HOA has hired Owen Moulton to once again spray weeds in the HOA open space.
- ~ This year Moulton and Rammell roads were both sealed and the potholes along the Parkway will be filled in a few weeks.
- ~ The speed sign on Hastings will be reinstalled once it has returned for being repaired.
- ~ We are working to find a contractor to do the minor concrete repairs in Mountain Meadows.
- ~ Tina extended her thanks to Kevin Hinkley and Tom Clark who both served on the DRC and resigned in the last year. Their hard work and energy on this committee was invaluable. In the wake of their departures, the Master Board hired two more paid architects to sit on the committee to join Rick Baldwin and homeowner volunteers Patty Crawford and Julie Haines. Jason Lethem and Ann Moyer were added to help keep the review process moving in a more structured and organized manner in light of so much growth coming to Teton Springs. Three homes were built in the past year. There are 5 homes currently under construction and two others that broke ground in the last few weeks.
- ~Homeowners expressed concerns that there is still too much speeding in Mountain Meadows. It was proposed that the speed limit on those roads be reduced to 15 mph. The board will discuss this option.

9) Election

Danny Neil nominated Dave Resing to replace John Fisher on the board. Christian Cisco whose term is also expiring indicated he would be willing to remain on the board for another term. Chuck Folland was also nominated to run for the board. After the election, Dave and Christian were elected to 3-year terms. They will join Bonny Etchemendy and Floyd Cooley who each have two years remaining on the board and Jeanine Stefanucci who has one year left on her term.

10) Adjournment 5:38