



Mountain Meadows Homeowners Sub-Association

Tuesday, July 28, 2020
Zoom Annual Meeting

2020 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 (61 in all); a quorum of 20% of 146 lots was achieved.

3) Introductions of Executive Board

Tina Korpi introduced herself and Demerie Edington from Grand Teton Property Management and the executive board introduced themselves: Bonny Etchemendy, Board President, Debbie O'Neal, Paul Merrill, Jeanine Stefanucci and Dave Resing

4) Reading and Approval of 2018 Annual Meeting Minutes

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

5) President's Report

Bonny reported that there were 7 homes sold in Mountain Meadows in the last year with 1 pending sale and three additional homes listed. Prices for the sold homes are up into the \$700,000 range. There are currently 10 lots for sale and 2 that sold in the last year with prices ranging from \$39,000 to \$50,000.

6) Treasurer's Report

Demerie Edington reviewed the financials through July 16, 2020 and stated that this year's budget is based on all 146 lots paying. Income for Mountain Meadows is \$103,660 and expenses total \$94,520. Of those expenses, \$81,760 has been paid to the Master Association and \$12,760 into the maintenance reserve account. Current account balances are \$64,274 in the operating account and \$218,322 in the maintenance reserve account. There are four accounts that are one quarter past due and four additional accounts that are over 3 quarters past due. Those four have liens filed on them or are in the process of having liens placed on them. Delinquent dues total \$14,138.51

7) Teton Springs Bronze Buffalo Club Report

While Justin Hyde was not in attendance at the Mountain Meadows meeting, he did report last night at the Master meeting. He is thrilled to work in cooperation with Grand Teton Property Management and the board of directors for the HOA to create a positive experience. He is happy to meet with owners independently to discuss any club issues which may be of concern: justin@bronzebuffaloclub.com

8) Old Business

- ~ Tina Korpi reported that the HOA has hired Owen Moulton to once again spray weeds in the HOA open space.
- ~ This year several roads will be sealed by Hunt Construction. Notice will be given in advance of this work. Additionally, Knife River will be back on site to do a few additional projects having completed the resurfacing of the Parkway under budget and ahead of schedule. One of these areas is the corner of Beesley and Moulton where the water has pooled for several years.
- ~ There has been an increase in construction in Teton Springs and the DRC is working with GTPM to try and keep the contractors in line and following the construction rules. Site inspections will be done on a regular basis to keep projects in order.
- ~ We saw an incredible snow year this past season and spring was slow to come. GTPM would like to remind homeowners to keep their trees trimmed, especially in the areas where they are overgrown by the sidewalks. The HOA will continue to trim the trees located in the common areas.
- ~ The streetlights have all been replaced with “soft-light” LED bulbs in response to lights being burned out. Neighbors are now commenting that the lights are too bright and would like to look into getting shield purchased for the current fixtures. This option has been explored in the past but it was extremely cost prohibitive. Bill Nesbit moved to save money in the reserve account to purchase shields for the streetlights in Mountain Meadows. Paul Merrill seconded the motion, and all voted in favor.
- ~ Bill Nesbit wanted to mention that two of the four pumps in the pond do not seem to be working and he would like the board to hire a diver to look at the lines and clear them out. Grand Teton Property Management will consult with a pond company to try and fix the issues Bill noted.

9) Election

There are currently two seats opening on the board of directors. Bonny Etchemendy and Debbie O’Neal are both willing to rerun for their seat and are joined by Jim Ross who is also interested in serving on the board. Ballots were emailed out last week with the meeting packets and must be returned by email to Demerie at Grand Teton Property Management by 5:00 pm Wednesday, July 29, 2020. Results for these two three-year positions will be shared with owners the following day. Jeanine Stefanucci has two years remaining on her term and Paul Merrill and Dave Resing have one year remaining on their terms.

10) Adjournment 5:45