

Mountain Meadows Homeowner Sub-Association
Board of Directors Meeting Minutes
Thursday, May 14, 2020
9:30 am
ZOOM

1. Attendance

Dave Resing
Bonny Etchemendy
Paul Merrill
Jeanine Stefanucci
Debbie O'Neal

Tina Korpi, GTPM
Demerie Edington, GTPM, by phone
Edye Sauter, GTPM

2. Call to Order 9:35

3. Determination of Quorum

With all five board members in attendance, a quorum was established.

4. Reading and Approval of the February 26, 2020 Board Meeting Minutes

Dave moved to approve the minutes from 2/26/2020. Jeanine seconded the motion, and all voted in favor.

5. Financial review

a. Financial 2020 year-to-date review

Demerie reviewed the year-to-date financial statement. The HOA has collected \$90,232 in dues, interest and late fees so far this year. \$40,880 has been paid to the Master Association for dues and \$6,380 has been deposited to the reserve account. The operating account has a balance of \$77,462 and the reserve bank account has a balance of \$211,888.

b. Delinquent Report

There are currently 7 properties that are delinquent. Two of those already have liens filed on them and two (that are owned by the same person) will have liens filed at the end of May if dues have not been paid. The Current delinquency balance is \$12,300.56

6. Old Business

a. DRC Update

There are 8 homes that have received final approval and have been given the go-ahead for construction. There are three other homes that will be given final approval once their performance deposits have been received.

The DRC is in the process of making some minor changes to the design guidelines. There are not major design issues that will be changed, just clarification in the language of some section of the guidelines. The Master board and the DRC are completing this amendment and it should be finalized in the next month.

7. New Business

a. Future Meeting Dates

As a result of the current pandemic and rules about large gatherings and social distancing, it will be necessary to make some changes regarding the annual meeting. The Master board will be meeting later today and will discuss options to include having annual meetings via Zoom or pushing the meeting to a date later in the summer. More information will be provided following that meeting. The Annual social will likely be cancelled.

b. Discussion of owner email requests

Kim Prebish had a few questions about Mountain Meadows which Tina will call her to discuss directly. She would like to have some additional mutt mitt stations placed in Teton Springs. The Master board can consider these locations and determine installation.

8. Other

~ There was a discussion about voles in the neighborhood and a question about what treatment the Golf course uses to “poison” them. The club has told Bonny that their methods are “pet safe” but we will try to get more information considering so many owners having new pets. The landscaper, Brett Marcum has stated that eradicating the voles is next to impossible. Some years are worse than others but that the grass will come back (as will the voles).

~ Dave noted his concerns about the club’s use of the helicopter during summer months. His concerns are that the pilot is not flying safely and is in violation of numerous safety rules flying low over residential neighborhoods. These flights happen without notice and are concerning. Dave is happy to discuss his thoughts with the FFA, but Debbie requested that the board not antagonize the situation as it occurs so infrequently. Tina noted that the Helicopter issue is on the agenda for the Master board to discuss and review this afternoon. Bonny suggested that the draft minutes from that meeting be shared with the Mountain Meadows board. Demerie will circulate the draft minutes once they have been reviewed for editing.

9. Adjournment 10:00