

Teton Springs Master Association

PO Box 2282
Jackson, WY 83001

Board of Directors SPECIAL Meeting Minutes

Wednesday, April 8, 2020

10:00 am

ZOOM

Participants

Board Members:

Other:

Grand Teton Property

Management:

Jeff Neiswanger

Herb Heimerl

Tina Korpi

Dwight Pearce

Demerie Edington

Christian Cisco

Edye Sauter

John Fisher

Bonny Etchemendy

1. Call to Order/ Determine quorum 10:02
With all board members in attendance either in person or by phone a quorum was established.

2. Old Business
 - a. Irrigation Fees

GTPM just received the 2nd quarter invoice from the Club for irrigation fees and water. The 1st quarter invoice was not sent until it was requested in February. Tina explained that it takes people some time to pay their bills and invoices for dues and fees for the HOA. The total amount collected for irrigation and maintenance fees to date is \$39,350. The HOA has paid \$11,010 to the Club so far in 2020. The board authorized GTPM to pay the Club what has been collected in irrigation and maintenance fees and to send a check on a quarterly basis to the Club for the amount collected. The CC&Rs do not allow the HOA to lien a property or penalize them for late fees regarding irrigation water. In that vein, the board wonders why the Club cannot do its own billing as it would be more efficient, and they could enact policies for late payments and delinquent accounts.

GTPM received a few comments from owners when the irrigation maintenance fees were assessed. One comment focused on how the HOA had been paying for ½ of the electric and maintenance fees for the Club and that is now not being charged to the HOA. As we are over a quarter into the new budget, this is something that can be addressed in the 2021 budget as it equates to about \$36/lot for the entire year. However, the point was made that as an example when we don't use all the budget for snow removal owners are not given a credit for the difference, it is absorbed into the bank account and put toward maintenance reserves, and likewise, any overage in budget expenses are not billed to the owners.

 - b. Pond Maintenance

The Club is handling the pond maintenance and the HOA will defer maintenance, stocking and upkeep to them for the time

being.

c. Forest Service Road/Targhee Trail Access

This matter remains to be resolved with the Club and will be added to the discussion list for the joint meeting between the two parties.

d. Parkway repair update

The documents have all been signed and the contractor thinks they can get all the road work done in the month of May (weather permitting). Nelson Engineering will reach out to Brett Marcum on any aspect of the job that he can assist with from the landscape perspective. GTPM will send a general notice to all owners about the upcoming project and will provide updates as they become available concerning the work, road closures, etc.

e. Cold Spring Irrigation and Maintenance services

In the past, Cold Spring Irrigation, Brett Marcum, has been hired to repair/rebuild sections of the fence that runs along the perimeter of Teton Springs with a budget of \$10,000. The board voted once again to approve this work to be done in 2020. They also opted to authorize Brett to trim the bushes that have become overgrown and prune out any that have broken branches. They would also like Brett to trim any trees that may be overhanging the sidewalks in Mountain Meadows and remove the bucket that was planted with a new tree that has surfaced. GTPM will advise Brett of these items.

3. Other Items

The Club, as they have been given Declarant status when they purchased from Tony Vest, must adhere to the governing documents. An MOU would be fine, but it doesn't answer the details. The board would like to have a meeting with Club management to discuss the issues raised in this meeting. Christian will draft a letter and send it on behalf of the board highlighting what they would like to discuss at the meeting as everyone works to continue and develop a good, working relationship between the two entities that have the same goals to maintain Teton Springs for the enjoyment of the entire community as roommates in the same house.

4. Adjournment 11:21