

**Mountain Meadows Homeowner Sub-Association**  
**Board of Directors Meeting Minutes**  
**Monday, October 26, 2020**  
**9:30 am**  
**Zoom**

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1. Attendance

Dave Resing	Tina Korpi, GTPM
Bonny Etchemendy	Demerie Edington, GTPM
Paul Merrill	
Jeanine Stefanucci	Guest:
Debbie O'Neal	Bill Nesbit

2. Call to Order 9:32

3. Determination of Quorum

With all board members in attendance there was a quorum established.

~ GUEST TIME

Bill Nesbit attended the meeting and thanked the board for getting the aerators working again. (Note, the pump had failed and needed to be replaced. There are two systems with four diffusers in the pond and the compressor unit for one of the systems failed – Mountain Town Maintenance repaired that in early fall). Bill wanted to let the board know that an injured moose was chased into the pond by dogs about 10 years ago and the moose ripped the liner causing the pond to leak. He would like to have that liner repaired in the spring. The board will consider this work at a later time.

4. Reading and Approval of the May 14, 2020 Board Meeting Minutes

Deb moved to approve the minutes from 5/14/20. Paul seconded the motion, all voted in favor.

5. Financial review

a. Financial 2020 year-to-date review

Demerie reviewed the financial statement for the 202 year, to date. She noted that the HOA has collected \$156,818 so far in dues, late fees, and interest. Expenses have totaled \$150,924 which includes \$122,640 being paid to the Master association and \$19,140 being deposited into the reserve account. The operating account has a balance of \$38,603 and the Reserve account balance is \$224,749

b. Delinquent Report

Demerie discussed the delinquent account list noting that there are two owners that have had liens filed against them and another 11 owners that are one or two quarters

behind. GTPM will continue to assess late fees and send letters to those owners each month the past due balance remains.

c. 2021 Proposed Budget

There are no proposed changes to dues or expenses in 2021. As such, Dave moved to approve the 2021 proposed budget. Bonny seconded the motion, and all voted in favor.

6. Old Business

a. DRC Update

Demerie advised the board that the DRC has adopted a few language changes to the design guidelines that were suggested by an owner and reviewed by the master board. Additionally, the DRC has been very busy in the past several months reviewing plans for new construction. There have been four homes granted final approval this year and in addition, another six are currently under construction.

7. New Business

a. Landscaping requirements for vacant sites in Mountain Meadows

The DRC is working on language for each of the sub-associations to adopt regarding landscaping requirements of vacant lots should an owner chose to do so. Once draft language is prepared it will be circulated for comment from the boards.

b. Speed control options through the community

A lot of vehicles are speeding through Teton Springs. This is evident on Hastings as people use it as a short cut through the neighborhood. Additional signs are needed to have people drive more slowly and because of the density of Mountain Meadows, the board would like the posted limit within to be 20 mph. GTPM will order four speed limit signs to post along Hastings.

c. Future Meeting Dates

This was not discussed. GTPM will circulate proposed dates in the coming month.

8. Other

~ Jeanine is still working on getting prices for downlighting in Teton Springs. Owner and resident Don Gronberg has been working with her closely to get something done in this regard. They have been unable to get a contractor to provide any cost estimates. Demerie will send the contact information for the electrical company Teton Springs has found and used the last couple years.

~ Tina updated the board on the Master meeting that was held last week. The Master association has paid for the materials for the new perimeter fence that the Club is installing from 9500 South to Pole Canyon road. The Master HOA has also paid for half of the road work done on the forest service access road. We will be talking to the bike rental

shops about advising people where they can and can't park as it relates to Teton Springs residential streets to help enforce the signs that were erected at the entrances to the community. There was some landscaping and cleaning done at the "guard shack" at the main entrance to Teton Springs and there are lights on as well to help give the appearance of a more involved presence. The Master board has also decided to post the approved board meeting minutes on the website. The Cabin board is willing to do so as well but wants to be sure there is no personal information that would be posted. Mountain Meadows would like to post their approved minutes starting in 2020 too.

~ Dave inquired about the status of the Heli-ski issue that was raised at the annual meeting for the Master association. Tina advised him that the board had done some work on this issue and will not be doing anything further. The Helipad is located on Bronze Buffalo property.

9. Adjournment 10:15