

# Teton Springs Master Association

PO Box 2282  
Jackson, WY 83001

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## Board of Directors Meeting Agenda

Monday, October 19, 2020

9:30 am

Zoom Call

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### **Participants**

*Board Members:*

Jeff Neiswanger  
Dwight Pearce  
Christian Cisco  
John Fisher  
Bonny Etchemendy

*Other:*

Herb Heimerl  
Rick Baldwin, Chair DRC

*Guests:*

Chuck Iossi  
Bill Nesbit  
Dave Reising  
Dave Anderson  
Terry Eisenberg

*Grand Teton Property Management:*

Tina Korpi  
Demerie Edington  
Rob Bacani

1. Call to Order

2. Determination of Quorum

With all board members present, a quorum was established.

3. Homeowner and Guest time

~ Rick Baldwin, DRC provided an update on current DRC approvals and Design Guidelines. He noted that it has been an active summer with a lot of new construction activity. There were a few items that crept through indicating areas where the DRC needs to tighten up the review process and clarify some things within the design guidelines. Rick has been monitoring jobsites on a monthly basis to make sure the homes are being constructed as approved and to keep the jobsites in compliance with the rules. There was a cabin owner who also owns the vacant lot next to her home. She brought plans to landscape the open lot to the DRC for approval. These plans included a fire pit, a walking path and sitting area and a parking space. The DRC approved them not realizing that the Cabin lots are considered common space and that the owner really owns the footprint of the building envelope, not the "yard". Herb indicated that we could try to clarify this ownership issue with a declaration, but that this needs to be more clearly defined. The DRC will be charged with defining what can and cannot be done when landscaping a vacant lot and amending the design guidelines to make the rules and expectations clear and defined. With as many lots and homes that are being bought and

sold, this process needs to be done as quickly as possible. Bonny noted that this should be done for the guidelines for the entire community, not just the Cabins sub-association.

4. Reading and approval of May 13, 2020 meeting minutes.  
Bonny moved to approve the minutes from 5/13/20. John seconded the motion, and all voted in favor.

5. Financial Review

- a. 2020 year-to-date Financial Review

Tina and Rob reviewed the year-to-date financial statement. The HOA has collected \$660,857 in income this year. Expenses have totaled \$674,946 which includes \$236,250 being deposited into the reserve account. The expenses have gone over budget in a few areas; snow removal last winter cost \$115,004 which exceeded the \$80,000 budget. There were also overages in grounds maintenance and landscaping, fence repairs and mailbox maintenance (with new cluster boxes being purchased). The HOA also exceeded the budget in legal fees and streetlight repairs and maintenance (having replaced all the bulbs with the same soft LED lights). There were reserve expenses also paid out this year: \$71,215 for asphalt repairs and sealing, \$247,887 for the replacement of the road on the parkway and a few areas that needed to be regraded, \$26,071 for engineering costs associated with the road work and \$60,102 for fencing. The operating account has a balance of \$79,810 and there is \$1,843,627 in the reserve account. There are \$211,020 in performance deposits at the bank as well.

- b. Review of Delinquent Accounts

Demerie discussed the delinquent accounts noting that there are numerous lots and homes that are in the process of being sold. When those properties close, the outstanding dues for them will be paid by the title company. There is a lot of activity currently and GTPM is continuing to send letters and assess late fees on accounts that have a balance over 60 days past due.

- c. Discuss 2021 Budget

There are a few areas that should be adjusted on the budget moving into the 2021 fiscal year. Snow removal should be increased since we have been over budget three years in a row. Pond maintenance can be removed from the budget as the club is being pro-active and has been doing a lot of improvements and work in and around the ponds. Utilities can also be reduced since the Club is taking care of the pump expenses that the HOA had previously shared. Grounds and weed spraying are also being increased to reflect actual expenses in those areas. With those adjustments, Dwight moved to approve the proposed 2021 budget. Jeff seconded the motion, and all voted in favor.

6. Old Business

- a. Irrigation Fees

The Club has indicated that there is supposed to be a hook up fee for the irrigation system. Tina advised them (and the board) that the HOA has never collected that fee. The HOA has only been paying the club for the irrigation maintenance fees that have been collected, but she has had conversations that the club may want to do its own billing, collecting and connecting moving forward as it would be more financially advantageous for them to do so. All-in-all the relationship between the HOA and the club has improved and evolved in a positive way and Tina hopes to continue that relationship.

Christian asked about the water and sewer fees that Jon Pinardi is assessing through Teton Springs Water and Sewer. In a conversation between Demerie and Jon he indicated that the cost of doing business in Teton County has gone up significantly which resulted in him having to increase his fees to cover that adjustment. He also advised that they would try again in the spring to dig the third well. He had three different drillers cancel on him this year.

b. Road work follow up

1) Discussion of Parkway Repairs

Knife River has completed repairs of the Parkway and has taken care of a few other areas that had been problematic – a drainage issue in Mountain Meadows and a raised section of road on Rammell. Hunt Construction sealed Targhee, Winger, Beesley, Berger, Cluff, Scott and Curtis and completed crack repairs throughout the community this fall.

2) Forest Service Road/Targhee Trail Access

The HOA paid \$25,000 to help repair this roadway. Tina will follow up with Jay Pence with the Forest Service to make sure they approve of the improvements.

c. Fence Update

In addition to the \$10,000 the HOA paid to have Brett Marcum continue with the fence repairs along the back side of the property, the Master association has paid for the materials for the new perimeter fence that the Club installed at the end of the summer from 9500 South to Pole Canyon road.

7. New Business

a. Cabin Update

Kathy Potts resigned from the board a month ago and Chuck Fulp has his house under contract and plans to resign from the board as well.

b. Helipad Update

GTPM sent the letter that was requested at the annual meeting to the developer, the Club and to the Heli-ski operator. Tony Vest was the only one who responded to the letter requesting the HOA stand down from interfering from the helicopter operations. Herb

indicated that the district court taking action would be the only way to get something done. Chuck Iossi noted that the TUP expired, and the Heli-ski operations are continuing, regardless of the expiration and that the conditions of the permit were not met. The homeowners were sent a survey inquiring about the Heli-ski operations. 169 of those responding were in favor of continuing operations. (Note that Tony Vest did not vote, but if he had, this would have been 231 in support of the helicopter) and 59 were opposed to it. The board would like to have the Bronze Buffalo and the HOA be in step with this action and that it should be on record with the county. Jeff and Chuck will talk to Justin at the Club about the issue.

\*\* As a follow up to the board meeting, Jeff spoke to Justin at the Bronze Buffalo Club and the HOA will not be pursuing any further action in regard to these operations.

c. Signs

There have been several signs posted at the gates and entrances to Teton Springs to address the complaints made at the annual meeting about non-residents parking in and around the neighborhood. There have been concerns that the signs are harsh and unwelcoming stating that this is private property, and no trespassing is allowed. There was also some confusion voiced that people with spa appointments or dinner dates on the property were no longer allowed. It is the hope of GTPM and the board that people understand that if they have an appointment or a tee time or an invitation to see a friend that they are not trespassing that they are welcome to Teton Springs. Bonny suggested a sign indicating no public access, residents, and guests only with much smaller font indicating it was private property, no trespassing.

GTPM is happy to order and place whatever signs the board would like and will wait for further direction.

John Fisher noted that more speed limit and Children at Play signs should be installed throughout the community, especially on Rammell and Hastings. Speeding is an issue and the electronic speed signs seem to be effective. John will put a map together for suggested speed sign locations.

d. Mutt Mitt Stations

10 new mutt mitt stations have been ordered. They will be installed as soon as they arrive.

e. Appointment of DRC replacement for Patty Crawford

Dave Reising has volunteered to replace Patty Crawford on the DRC as she resigned when she sold her home. The DRC has lost its landscape architect and is searching for a replacement for that paid position as well. Tina would like the board to meet in an executive session to discuss the DRC in more detail when there is more time. These appointments will be discussed then.

f. Discussion of posting board minutes on website

Several people have requested that the Board meeting minutes be posted on the website. Bonny moved to allow approved minutes to be posted on the website if personal information was redacted. Dwight seconded the motion, and all voted in favor.

8. Other Items

- ~ John Fisher would like to discuss the fuel in the forest at a future meeting date.
- ~ The post office is having a hard time with mail delivery in Teton Springs. Demerie has been working with the new postmaster who is there while the regular one is out sick. They are trying to find a way to streamline and perfect the delivery system. It is challenging for the mail carrier because all of the addresses are spread throughout the boxes and there is no organization in regard to streets as people were assigned their box on a first-come, first served basis. There is the possibility that the post office will require all the boxes to be reassigned in a more orderly manner, but they have not requested that yet. Tina wanted to be sure to clarify that GTPM and the HOA do not have any control or say over the mail delivery, accuracy, or speed.

9. Adjournment 12:15