



Mountain Meadows Homeowners Sub-Association

Wednesday, July 7, 2021
The Tent at Teton Springs

2021 Annual Meeting Minutes

1) Call to Order at 5:05

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

3) Introductions of Executive Board

Tina Korpi introduced herself, Edye Sauter and Charlie Boyton from Grand Teton Property Management and the current executive board: Bonny Etchemendy, Board President, Debbie O'Neal, Paul Merrill, Jeanine Stefanucci and Dave Resing

4) Reading and Approval of 2020 Annual Meeting Minutes

Kim Prebish moved to approve last year's annual meeting minutes and Emmett McCarthy seconded the motion. All voted in favor.

5) President's Report

Bonny reported that there are 4 sites currently on the market. 16 sites closed in Mountain Meadows in the last year with 2 pending sales. No new homes were built last year. Listing are on the market between 1 and 10 days. Prices for the sold homes are up into the \$875,000 range. There has been quite an upbeat in market value this year. Bonny welcomed 10 new owners to the Mountain Meadows HOA. Bonny discussed speeding is an issue in Teton Springs and the HOA is monitoring the issue and adding speed signs throughout the community. Bonny reminded pet owners to clean up after their pets all year round and the HOA has added more mitt mutt stations to help in the cleanup. Bonny also said the pond liner in the Mountain Meadow pond leaks and the HOA is working on the repairs. Tina noted the liner will be looked at after the water levels drop. Bonny noted Mountain Meadows has been given a bid to consider snow removal on sidewalks. The drought issue was discussed and recommend to practice irrigation conservation. Please reduce your watering times and water early morning and late evening.

6) Treasurer's Report

Tina Korpi reviewed the financials through June 30, 2021. Income for Mountain Meadows is \$103,560 and expenses total \$100,771. Of those expenses, \$81,760 has been paid to the Master Association and \$12,760 into the maintenance reserve account. Current account balances are \$30,474 in the operating account and \$243,975 in the maintenance reserve account. Two accounts are delinquent over 90 days. The HOA will need to spend some money on the pond leak this year. The members discussed the repairs needed for the concrete sidewalks and curbs in Mountain Meadows.

7) Teton Springs Bronze Buffalo Club Report

Justin Hyde was not in attendance at the Mountain Meadows meeting.

8) Old Business

- ~ Tina Korpi reported that the HOA has hired Owen Moulton to once again spray weeds in the HOA open space. Notice was sent reminding noxious weeds is the lot owner's responsibility and to control weeds on their property.
- ~ In June several roads have been sealed and cracks repaired by Hunt Construction.
- ~ New signage was added at the entrance to Teton Springs for privacy.
- ~ Dark sky-compliant lighting will be discussed at the Annual Masters Meeting for the common areas.
- ~ the forest service access road was repaired this year.
- ~ The DRC had an increase in submission for new builds this year. The DRC has great committee members and they are doing a very good job.
- ~ The DRC reviewed and updated the construction rules for contractors. There was a mandatory contractors meeting a couple of weeks ago to go over the update rules and a majority of the contractors attended the meeting.

9) Election

There are currently two seats opening on the board of directors. Dave Resing is willing to rerun for a seat and Don Gronberg has been nominated to serve on the board. Jeanine Stefanucci moved to elect Dave Resing and Don Gronberg for a three-year term. Bob Wetzel seconded the motion. All voted in favor. Jeanine Stefanucci has one year remaining on her term and Bonny Etchemendy and Debbie O'Neal have two years remaining on their terms.

10) Adjournment 5:42