

**Mountain Meadows Homeowner Sub-Association
Board of Directors Meeting Minutes
Wednesday, February 24, 2021**

9:30 am

Zoom

<https://us02web.zoom.us/j/83080136545?pwd=V29BcE44Nlk5R2UzZ1ZFRVI5MkooUT09>

Meeting ID: 830 8013 6545

Passcode: 041954

Or call in (669) 900 6833

1. Attendance

Dave Resing

Bonny Etchemendy

Paul Merrill

Jeanine Stefanucci

Tina Korpi, GTPM

Demerie Edington, GTPM

2. Call to Order 9:30

3. Determination of Quorum

With four out of five board members in attendance there was a quorum established.

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

Dave moved to approve the minutes from 10/26/20. Jeanine seconded the motion, all voted in favor.

5. Financial review

a. Financial review

Demerie reviewed the 2020 year-end financial statement noting that the income was \$189,373 – this is less than the budgeted amount because many owners had not yet figured out how to use the new autopay service. The accounting system changed but there were owners that did not make the adjustments to their accounts and therefore fell delinquent. After GTPM contacted them, many of these owners have now paid which will be reflected in the 2021 financials as an overage in income as a result. Mountain Meadows spent \$204,020 in expenses which was under budget. There was an overage spent on pond maintenance as a pump and compressor failed and needed to be replaced. The HOA spent only \$270 in tree replacement/tree car which was \$5200 under budget. Jeanine noted that they had a couple trees removed from their yard that were diseased. Tina noted that it may be worthwhile to walk through the community this spring and see if there are common area trees that need to be sprayed or removed due to disease. There is

currently \$19,425 in the operating account and \$231,181 in the reserve account.

b. Delinquent Report

There are currently two owners that have had liens filed on them. One of them will have the foreclosure process started as she has not made a payment since January of 2017.

6. Old Business

a. DRC Update

The DRC has been very active in the last several months. There are now three paid architects on the committee as well as a paid landscape architect. There are homeowner volunteers from each of the three parts of the Teton Springs community for a total of 7 members. There are currently 12 homes that have been given final approval and another three that are in the process currently. The DRC has also been spending a lot of time making clarifications and adjustments to the current design guidelines. This is an attempt to clean up the language and make all of the guidelines for each sub-association cohesive and consistent. The DRC is also adding language about vacant lots and landscaping requirements for new construction. All updates should be posted to the website very soon. The DRC will be requiring builders to attend a pre-construction meeting onsite to review the rules and expectations of the building process and there will be bi-monthly site inspections.

7. New Business

a. Review Master board meeting updates

Tina reviewed the highlights from the Master board meeting that was held yesterday. The board had a presentation from a homeowner about dark sky and downlight throughout Teton Springs. This will likely come before all owners at the annual meeting to be done all at the same time. The Master HOA has purchased 4 speed limits signs and are considering more to be installed around the community. They also purchased 10 mutt mitt stations to be installed around Teton Springs as well. There will be road sealing this summer again. Hunt Construction is planning to seal Cold Springs, Bagley, Kearsley, Flint Ridge, Warm Creek, Riparian and Enclave for a total cost of \$21,972. The HOA cleared the trees around the guard shack and replaced lights in an effort to show more of a presence. Last summer Teton Springs experienced a lot of "outsiders" parking in the community and trespassing. GTPM will work with bike shops and others to alert them that this type of access is not allowed and hopefully by educating them will help reroute people to other areas. There has been an increase of complaints about dogs being off-leash and it was reported to GTPM by a third party that someone was bit and injured by an aggressive dog that was off leash. We have found out that the tenant who owns the dog will be moving out in April.

b. Future Meeting Dates

The Master Board would like to try and hold the Social and annual meetings in person this year. We can always pivot to an online platform as was done last year, but for now we are working with the Club to secure dates. The social is penciled in for July 6th and the annual meetings will be held July 7 and 8. The next Mountain Meadows board meeting will be on May 11th at 9:30.

8. Other

~ Brett Marcum has offered a proposal to do snow removal of the sidewalks in Mountain Meadows beginning next winter. His proposal would be to clear the walkways after 1' of accumulation at a cost of \$300/time. The board would prefer a 3" option but would like to check with the owners at the annual meeting and see if this is a service they would want and appreciate having.

~ The board would like to discuss the pond liner at the May meeting as it was mentioned at the last meeting that there may be a tear in it causing water to leak out.

9. Adjournment 10:09