

• Teton Springs Master Association

PO Box 2282
Jackson, WY 83001

Board of Directors Meeting Minutes
Tuesday, February 23, 2021
10:00 am
Zoom Call

Participants

Board Members:

Jeff Neiswanger
Dwight Pearce
Christian Cisco
John Fisher
Bonny Etchemendy

Other:

Herb Heimerl
Rick Baldwin, Chair DRC

Grand Teton Property Management:

Tina Korpi
Demerie Edington
Rob Bacani
Edye Sauter

Guests:

Dave Anderson
Don Gronberg

1. Call to Order 10:05
2. Determination of Quorum
With all board members present, a quorum was established.
3. Homeowner and Guest time
 - a. Don Gronberg, Dark Sky Lighting
Don Gronberg joined the meeting to discuss and present about light pollution and downlighting in Teton Springs. After a power point presentation showing the value of dark sky lighting and the problems the current streetlights present (glare, wasted light, etc.) he shared the estimates received from Mountain West Electrical in regard to replacing the current streetlights. The cost to replace them all is between \$85,000 and \$120,000 depending on the style selected. There is an option to replace the 45 streetlights in phases but there would be the added mobilization expense each time. GTPM checked to see if the existing LED bulbs that were just purchased can be used on the new fixtures, but the cannot. This will be discussed in more detail at future meetings.
 - b. Rick Baldwin, DRC
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.

4. Reading and approval of October 19, 2020 meeting minutes. Bonny moved to approve the minutes from 10/19/20. Jeff seconded the motion, and all voted in favor.
~ As a follow up to the last meeting, Herb is working on a supplemental declaration amendment for the Cabins in regard to landscaping yards which are in fact considered common area and is maintained by the HOA.
5. Financial Review
 - a. 2020 year-end Financial Review
Rob reviewed the 2020 year-end financial statement. The HOA has collected \$810,797 in income this year. Expenses have totaled \$803,659 which includes \$315,000 being deposited into the reserve account. The expenses have gone over budget in a few areas; snow removal last winter cost \$127,764 which exceeded the \$80,000 budget. There were also overages in grounds maintenance and weed control/fertilizing, 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, \$282,895 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 \$85,341 and there is \$1,953,619 in the reserve account. There are \$211,020 in performance deposits at the bank as well.
 - b. Review of Delinquent Accounts
We are seeing more delinquent accounts than normal as a result of switching to a new online payment service. Some owners have not made the switch and GTPM is continuing their efforts to educate these owners that they now have delinquent accounts and that there is a new free autopay service available. Demerie noted that there are numerous lots and homes that

were sold in the last several months and those dues were paid in full at the time of closing. There are a couple accounts that have liens filed on them and two of those Herb will begin foreclosure proceedings.

6. Old Business

a. Irrigation fees

This will be discussed in executive session

b. Road sealing

Hunt Construction is planning to seal Cold Springs, Bagley, Kearsley, Flint Ridge, Warm Creek, Riparian and Enclave for a total cost of \$21,972.

c. Speed Signs

Four regular speed signs have been purchased and will be installed when the ground thaws. John Fisher will share a map of where these and the 10 mutt mitt stations will be installed throughout the community.

7. New Business

a. Design Guideline Changes

Discussed in conversation with Rick Baldwin at the beginning of the meeting. See above.

b. Annual Meeting and Social Dates

We 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 will work 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.

8. Other Items

~ Steve Bagley is doing an excellent job of snow removal again this year. He is extremely responsive and eager to please and fix any issues that may come up. He has purchased equipment specifically to use for plowing snow in Teton Springs and is working to help avoid drifting snow. A few owners are complaining that he is plowing snow into their yards, but he is trying to make sure to keep the roads open and clear.

~ 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. A police report has been filed but the parties directly involved have not reported this to the HOA. We have found out that the tenant who owns the dog will be moving out in April. The board discussed implementing a mandatory leash law but discussed the difficulty in enforcing that rule. The board would like to review and discuss other ideas at the next meeting.

9. Adjournment 11:32

10. Executive Session

The board entered an executive session at 11:33 and adjourned at 1:10