

Teton Springs Master Association

PO Box 2282
Jackson, WY 83001

Board of Directors Meeting Minutes

February 10, 2022

10:00 am(MT)

Zoom Call

Participants

Board Members:

Jeff Neiswanger
Dwight Pearce
Bonny Etchemendy
Christian Cisco
Marie Zolezzi

Other:

Herb Heimerl
Rick Baldwin, DRC
Stephan Bagley, Snow Removal
Grand Teton Property Management:
Tina Korpi
Edye Sauter

Guests:

Brandon Muirbrook, BBSC Director of Security

Owners:

Chuck Iossi
Mark Hettinger
Mike Hahle
Landon Mack
John Fisher
Deb Kolb
Ben Reyes
Mike Bas
Nancy Elliott
Matt Follett

1. Call to Order 10:04
2. Determination of Quorum
With all five board members present via Zoom, a quorum was established.
3. Homeowner and Guest time
~ Brandon Muirbrook attended the meeting on behalf of the Bronze Buffalo Club in his capacity as the Director of Security. He has been asked to discuss with the Board of Directors the request and rationale for boosting the security of Teton Springs. He noted that adding security cameras would be a cost effective, reactive measure that would help identify vehicles in the event that something happened. This system would cost approximately \$5,000.00 and would need Wi-Fi. This wouldn't be a monitored system. Another option would be adding a gate and/or a security presence in the guard shack. This method would be more proactive and would be at a much greater expense, although the pricing for that amount is not available at this time. While there are little to no cases of crime within Teton Springs, the goal of

increased security would be for the Club to protect its investments from an influx of traffic and general public use. The Club stated that there is a free-for-all culture within the community, and they will not continue additional development until there is an increase in security.

~ Rick Baldwin attended the meeting on behalf of the DRC. He reported that it has been a busy fall and winter with 22 projects currently in the review process. It will be a heavy construction summer. There is a movement within the applications to a more modern design. The committee is requiring the materials to stay within the current palette which will help maintain consistency within the community. The DRC is also reviewing the Design Guidelines and is working toward modifying the landscaping to emphasize the quality and size of plant material required versus just the quantity of plants and trees.

~ Matt Follet joined in the homeowner time noting that he thinks cameras may be helpful, especially considering the number of homes currently being built in Teton Springs and the greater amount of construction traffic within the community.

~Chuck Iossi commented that by adding security you are creating answers in search of a problem. He stated that the proposed measures create exclusivity, not security.

~ John Fisher stated that the entire community should be included in the decision about security and is concerned about the veiled threats from the Club about not doing more if they don't get their way.

~ Landon Mack is a paid consultant for the Bronze Buffalo Club as well as a homeowner. He stated that having additional security measures would increase the property values. In his mind, an ounce of prevention is worth a pound of cure and thinks Teton Springs should be proactive before there is a problem in "leaving the front door wide open."

~Stephen Bagley from Teton Mountain Ranch attended the meeting to discuss the snow plowing within Teton Springs. He has been plowing the roads of the community for nearly two decades. There is a 12' easement of the roads to allow for snow removal. He changed from pushing the snow to blowing it in an effort to keep the banks lower and be more efficient in his plowing and keep the aesthetic nicer and more consistent as well. By keeping the banks lower, he is reducing the risk of higher and deeper snow drifting. In the past, if the plowing damaged any lawns or irrigation, he would work with Brett Marcum and have those areas quickly repaired and restored. He does his best to reduce being destructive to the landscaping, but he has to put the snow somewhere.

4. Reading and approval of October 26, 2021, meeting minutes.
Marie moved to approve the meeting minutes from 10/26/21 and was seconded by Bonny. The motion passed unanimously.
5. Financial Review
 - a. 2021 year-to-date Financial Review
For the year ending December 31, 2021, the HOA collected \$802,125 in income and had expenses totaling \$759,595. \$315,000 has been paid to the maintenance reserve account. The HOA collected \$79,985 in design review fees many DRC reviews in 2021. Grounds maintenance and landscaping were items over budget due to the mulch project in the common areas and the removal of stumps and trees. Signage expense was over budget as we added new private property signs at the entrance and one-way signs to the roundabout. Maintenance reserve expenses in 2021 were for the speed signs, asphalt sealing of roads, and mailbox clusters. The operating account has a balance of \$86,963 and the reserve account balance is currently \$2,197,900. There is \$347,520 in DRC performance deposits.
 - b. Review of Delinquent Accounts
The Board reviewed the owners with delinquent accounts. There are three delinquent accounts within the Master, one in the Cabins and three in Mountain Meadows. Management is following the HOA's delinquent policy in an effort to collect from these owners.
8. Old Business
 - a. Dark Sky Lighting – common area
At the annual meeting, owners expressed their interest in pursuing a dark sky friendly community. The prices of materials have increased significantly since the original estimate was provided due to inflation and supply chain issues. Management is obtaining an additional competitive bid for the board to consider.
 - b. Security – survey to owners
In the survey sent to all owners, Management received 166 responses regarding additional security in Teton Springs. 73.2% of respondents would like to leave things as it stands currently with no additional security measures at the entrance. 75.8% of respondents said no to having on-site security guards. 55.4% did not want to see a gate at the entrance, and 69.6% of those said if there was a gate then not to add a security guard. 54.8% of respondents did not want security cameras added. Herb Heimerl noted that this is not a vote, and it is not up to members. Marie stated that she would like to clarify the survey results to members stating that the survey was not weighted and that the

purpose, intent, and methodology of the survey should be noted when the results are published.

c. Election process

Management has modified the proxy from the format that has been used for over a decade as requested by the Board. Owners will now be given the full list of board members as well as a write-in space to select to whom they will give their proxy. Additionally, the introduction letter has also been modified. This letter will be sent out 60-days before the meeting requesting nominations for the Board to be received earlier. This will allow Management to include the bios and names of all nominees to be sent out with the meeting notice and proxy 30-days before the annual meeting. The election results will not be tabulated until the day following the annual meeting to allow Management to properly count ballots and weigh them against proxies and attendance. There is a question about whether nominations are required to be allowed from the floor during the meeting. Herb will look at the Bylaws and make that determination.

9. New Business

a. Annual Meeting and Social

The Social will be held on June 28th on HOA property. GTPM will rent a tent and will have this event catered through outside sources. The annual meetings will be held on June 29th and June 30th in that same tent.

Social – June 28 from 4:00-6:00 pm

Village and Commercial – June 29 at 2:00 pm

Cabin – June 29 at 2:30 pm

Mountain Meadows – June 29 at 5:00 pm

Master – June 30 at 4:00 pm.

10. Adjournment: 11:56

The Board will reconvene on February 28, 2022 at 10:00 am.

11. Executive Session

The board entered an executive session following the regular meeting.