

Mountain Meadows Homeowner Sub-Association
Board of Directors Meeting Agenda
October 5, 2021
9:00 am(MT)
Zoom

1. Attendance

Dave Resing	Tina Korpi, GTPM
Bonny Etchemendy	Edye Sauter, GTPM
Debbie O'Neil	
Jeanine Stefanucci	
Don Gronberg	

2. Call to Order

3. Determination of Quorum

With all board members present via Zoom, a quorum was established.

4. Reading and Approval of the February 24, 2021 Board Meeting Minutes

Dave moved to approve the meeting minutes from 2/24/21, Debbie seconded the motion, all voted in favor.

5. Financial review

a. Financial 2021 year-to-date review

Edye reviewed the financial report for 2021, year-to-date. The HOA has collected \$154,375 and has expenses totaling \$150,502. The HOA is \$3,873 ahead of budget. The Maintenance Reserve account balance is \$250,279 and the operating account has a balance of \$32,415.

b. Delinquent Report

There are 127 accounts that are current with their dues, 10 owners are 1 quarter behind, 2 owners are 2 quarters past due and 7 owners are 3 or more quarters delinquent. There are two of those seven owners that have liens filed on their properties.

c. 2022 Proposed Budget

There are no changes suggested with the 2022 budget. There may be some future pond work necessary, but those expenses would come from the reserve account. The Master budget has not been set so there is the possibility of a change in dues should that amount be modified. Jeanine moved to approve the proposed 2022 budget, pending no change from the Master dues. Debbie seconded the motion. All voted in favor.

6. Old Business

a. DRC Update

Edye reported that there have been 26 submissions in the last six months. There are 15 homes currently under construction with another 2 or 3 expecting to break ground this fall and three that are slated to begin in 2022. There have been about 15 homes that have submitted modifications.

7. New Business

a. Loud noise from Club events

Dave reported that the noise levels have been better this summer over previous years. That said, the homeowners would appreciate receiving notice from the Club when outside events are being planned in an effort to be a “good neighbor”.

In the vein of noise from the Club, the summer use of the helicopters has brought a flight plan of low sweeps over Mountain Meadows at a low elevation. Residents would prefer to see a flight pattern similar to the winter which has a much lower negative impact on residents.

b. Speed control options through the community

Don noted that this is the number one issue that his neighbors discuss with him. Tina advised that GTPM has a lot of speed signs and just needs direction as to where they should be installed. Don will mark the proposed sign locations for GTPM to install.

c. Future Meeting Dates

The next meeting will be held on Wednesday, February 23, 2022 at 9:30.

8. Other

~ There is a tree on Moulton with two very large heavy limbs that are overhanging the road. GTPM will advise the landscapers to trim those.

~ Don noted that there are a lot of weeds along the sidewalks that need to be removed/mowed down. Bonny moved to have the weeds along both sides of the sidewalk removed before winter. Don seconded the motion. All voted in favor. GTPM will work with Brett from Coldspring to address these before winter. Going into the Spring the Board will work with GTPM to identify which vacant lots are neglectful in treating their lots for weeds.

~ There appear to be several irrigation leaks that need to be repaired near the pond.

9. Adjournment