

Teton Springs Master Association

PO Box 2282
Jackson, WY 83001

Board of Directors Meeting Minutes

February 28, 2022

10:00 am(MT)

Zoom Call

Participants

Board Members:

Jeff Neiswanger
Dwight Pearce
Bonny Etchemendy
Christian Cisco
Marie Zolezzi

Other:

Herb Heimerl

Grand Teton Property Management:

Tina Korpi
Edye Sauter

Owners:

Chuck Iossi
Mike Hahle
John Fisher
Bill Baskin

1. Call to Order 10:02 am
2. Determination of Quorum
With all five board members present via Zoom, a quorum was established.
3. Homeowner and Guest time
~ No comments from homeowners.
4. Reading and approval of February 10, 2022 and February 15, 2022 meeting minutes.
Marie moved to approve the meeting minutes from 2/11/22 & 2/15/22 and was seconded by Dwight. The motion passed unanimously.
5. Old Business
 - a. Dark Sky Lighting-common area
The price for dark sky lighting has increased since the initial proposal was received in December of 2020. There are several options for the board to consider. Mountain West, who conduct the electric work in the community presented two options. The first, based on the original light is \$133,000. The second is an alternative product for \$112,500. There is an additional bid for \$142,000. There is an option to just replace the bulbs for \$9,000, however, this does not create the dark sky result. A "hat" for the current lamps could be manufactured. The board would like to receive a prototype or drawing for this option. Nothing can

be done until the snow melts, however, it will take a few months to receive the product once ordered. The board will table this decision until a drawing can be reviewed.

b. Snow Removal

The Board reviewed the snow removal contract from Teton Mountain Ranch. The contract is for the 2022-2025 winter season (3 years).

Christian made a motion to approve the snow removal from Teton Mountain Ranch for the 2002-2025 winter season (3 years). Dwight seconded the motion. 4 members voted for the motion and 1 member opposed it. Motion passed.

c. Construction Rules

Marie submitted edits to the construction rules. GTPM and the new DRC member will review. Then bring back to the Board for discussion.

d. Road Sweeping

Steven Bagley can sweep the roads for Teton Springs. Management would like direction from the board as to the frequency and who will pay for this work. Tina explained that homeowners call Management upset during construction season due to the mud on the road. It is difficult to find where the dirt originates and with as many homes under construction this season, it will be exceedingly more difficult. Steven will clean the roads on a weekly basis and GTPM will prepare a memo to owners to set their expectations for the busy construction season during the summer.

e. Election Process

GTPM created a timeline for the upcoming annual election. A request for candidates will be sent out on April 15, 2022. Nominations and bios will be due to Management by May 16, 2022, in order for the meeting mailer to be sent out by May 31, 2022. All proxies will be due by June 23, 2022. Ballots will be handed out at the meeting and tabulated the day after the meeting. Nominations will not be allowed to be made from the floor of the meeting. The letter being sent will explain the process to the owners.

8. New Business

a. Construction Performance Deposits, Impact Fee

There are currently four paid architects on the DRC. Management recommends the board increase performance deposit fees from \$15,000, which has never been changed. The current builder fee is \$7,500. Christian moved to increase the performance deposit to \$25,000 with a non-refundable impact fee of \$2,500. Marie seconded the

motion. The motion carried unanimously. Bonny moved to approve revising the fee for a remodeling application to \$1,000 and landscape or small architectural changes to \$350. Jeff seconded the motion and all voted in favor. The DRC chair will have discretion if the applicant will need to pay a performance deposit on a remodel project.

b. Capital Reserve Study

The last reserve study was completed in 2015 and should be updated and revised. The Board reviewed the proposal from Northstar Reserves Association Analytics and approved the work to be completed and presented at the annual meeting for a cost of \$4,120.

9. Other Items

a. Wedding site lease

The lease has been signed by the Bronze Buffalo Club.

b. Road sealing

This summer Hastings and the Parkway are due to be sealed. Hunt Construction presented a proposal to do this work again for \$39,860 for the parkway and \$41,630 for Hastings. They use an oil-based product and will also do crack sealing throughout the community for \$10,000. Jeff and Marie requested the contract be sent out for bid. GTPM will look for additional proposals.

c. Request for Late Fee Waiver

The Club has requested that the late fees that they have been assessed be waived. They have 5 lots in the Master Association and 4 Cabin lots. The board declined the request.

d. RV Parking

There is no designated RV parking area within Teton Springs and the rules forbid the parking of recreational vehicles within the neighborhood. Typically, grace is allowed when people are loading/unloading from a trip with a 3-day grace period. The HOA has issued violations based on complaints. There is no parking on the roadways.

10. Adjournment: 11:43 am

11. Executive Session

The board entered an executive session following the regular meeting.