

# Teton Springs Master Association

PO Box 2282  
Jackson, WY 83001

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## Board of Directors Meeting Minutes

October 26, 2021

10:00 am(MT)

Zoom Call

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### Participants

*Board Members:*

Jeff Neiswanger

Dwight Pearce

Christian Cisco

Marie Zolezzi

Bonny Etchemendy

*Other:*

Herb Heimerl

*Grand Teton Property Management:*

Tina Korpi

Edye Sauter

Rob Bacani

*Guests:*

Chuck Iossi

Mark Hettinger

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

Mark Hettinger attended the meeting to review the election process. He drafted a letter that he would like to have posted on the Association website. While he is not contesting the election, he stated that in his opinion the election process allows an unfair advantage to the current board and the election seems flawed to him. He doesn't think other owners know how the proxy process works and would like to see a separate ballot sent with candidate statements. The HOA attorney, Herb Heimerl stated that votes are not open to the public and are cast confidentially. The covenants allow for people to vote in person or by proxy. Tina added that many times candidates are nominated from the floor of the meeting and sending a ballot out prior to the meeting would be unfair to those candidates.

4. Reading and approval of May 4, 2021 meeting minutes.

Christian moved to approve the meeting minutes from 5/4/21 and was seconded by Jeff. The motion passed unanimously.

5. Financial Review

a. 2021 year-to-date Financial Review

For the first three quarters, the HOA collected \$627,506 in income and had expenses totaling \$538,025. \$236,250 has been paid to the maintenance reserve account. The HOA collected \$6,400 in lot transfer fees as a result of so many lot

and home purchases in the community in 2021. The operating account has a balance of \$213,276 and the reserve account balance is currently \$2,089,772. There is \$361,000 in ARC deposits.

b. Review of Delinquent Accounts

The board did not review the delinquent accounts.

c. Discuss 2022 Budget

There are a few line items within the budget that are being adjusted based on actual expenses. \$6,000 is being added in the DRC Fee income (which is the equivalent to two reviews). There will likely be more than that, but the actual number is unknown. The landscape line item is being increased from \$5,000 to \$9,500. The line item for the annual social event is being increased from \$5,000 to \$7,500 and utilities is being reduced from \$25,000 to \$22,000. With these adjustments and no change in dues the budget will have a \$194 new income for 2022. Dwight moved to approve the 2022 budget as presented. Bonny seconded the motion. The motion carried unanimously.

6. DRC Update

It has been an exciting time of growth in Teton Springs. Tina met with the current contractors onsite to explain the construction rules. They all signed off and Management is working on enforcing compliance. For the most part the job sites are remaining clean, screened and fenced. It is challenging to keep up with cleaning the mud off the road. Once the ground freezes this will no longer be an issue but Steven Bagley is able to sweep the roads whenever the HOA requests this service. Ultimately the property owner is responsible for the work and behavior of the construction crew. The Board discussed the current construction rules and the request by Rammell Road residents to improve the road condition due to many construction sites on this road.

Currently the DRC meetings require 2 days of preparation and one day of follow up by GTPM as the meetings tend to last nearly an entire day in order to address all of the applications that come in over the course of a month. There are currently 16 homes that have received final approval and/or are currently under construction. There are an additional 5 that have approval and will begin construction in 2022. 4 homes are complete and are waiting for their deposits to be returned. The DRC is in need of a professional to do site visits and final review approvals on a monthly basis. GTPM and the DRC will continue to look for a person to fill this position.

Currently the performance deposit is \$15,000 per new construction application. The DRC would like the board to consider increasing this deposit as it is not sufficient.

## 7. GTPM Update

Steven Bagley has started preparing the roadways for snow removal. He is extremely responsive and very skilled at what he does. He would like to continue his work within Teton Springs. The first two original mailbox clusters have had issues and need to be replaced. GTPM will audit the mailboxes over the next few months to make sure the current list of mailboxes is in line with current residents.

There is still one flashing sign available to be installed if there is a location identified by the board.

Jon Pinaridi confirmed that the third well will be installed in the next few weeks. He is still working on getting the road paved where the water line was replaced. This will likely not happen this year as the good weather days with warm temperatures and dry conditions have run out for 2021.

## 8. Old Business

### a. Fishing

A majority of the ponds within Teton Springs are owned by the Bronze Buffalo Club. They are responsible for maintaining them and stocking them with fish. The Club would like to make fishing in the ponds exclusive to members of the club and no longer available to the homeowners who used to enjoy that privilege. The governing documents require the ponds to be categorized and classified. Tina has requested information from the Club on numerous occasions but has not received any response to her queries. Bonny noted that the Association needs to try and create an alliance with the Club so the two entities can work together.

### b. Targhee Trail gate

Typically, the gate at Targhee Trail is locked. Occasionally, Teton Springs Water and Sewer will open the gate for work they are doing or if there is ongoing road maintenance. GTPM keeps the gate locked and closed at all other times unless a time to open and close it is specifically requested. Pedestrians can access the community through the gate located at the forest service entry. There could be unintended consequences if the gate at Targhee Trail is left unlocked.

### c. Dark Sky Lighting – common area

A bid was provided last year in the amount of \$87,000 to replace the current street lights with a “dark sky friendly” fixture. This expense can be funded with the maintenance reserve account. Jeff moved to have GTPM confirm the current pricing and get the work scheduled for Spring if the cost has not increased too much. Christian seconded the motion. The motion passed unanimously.

## 9. New Business

### a. Playground

This topic was discussed in 2016 and there was not a lot of support for it at that time. GTPM will work with Marie to create a new survey to see if there is interest from owners to revisit this amenity. There are not a lot of locations available in the common area (that is not deeded as Golfland or as private property). Jeff proposed that this topic be tabled for the time being. The other board members agreed.

### b. Security discussion – survey to owners

Dwight noted that a lot of the people he talks to are not in support of having a guard posted at the entrance to Teton Springs. There are no major security issues within the community that would create the need for that expense. Marie noted that a guard presence will increase property values and gates could add to the ambiance within the community. Tina suggested that a homeowner survey be sent out before the end of the year to help start the conversation and see if owners prefer a gate, a guard or nothing. Jeff met with Brandon at the Club to discuss the possibility that security cameras could be implemented and the need of the board to meet with the Club to discuss the technology.

## 11. Adjournment: 12:52

## 12. Executive Session

The board entered a 30-minute executive session following the regular meeting.