

Teton Springs Master Association

PO Box 2282
Jackson, WY 83001

Board of Directors Meeting Minutes

May 16, 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
Demerie Edington

Owners/Guests:

Jon Pinardi
Chuck Iossi
Mike Hahle
Deb Grimmelmann
Mark Hettinger
Scott Hollander

1. Call to Order 10:15
2. Determination of Quorum
With all five board members present via Zoom, a quorum was established.
3. Homeowner and Guest time
Jon Pinardi from Teton Water and Sewer attended the meeting to discuss the current activities of TWS. He wanted to clarify that Teton Water and Sewer produces water for Teton Springs only. The PUD does not allow him to serve any communities outside the Teton Springs HOA. He apologized for potentially destroying good will in regard to the letter that was sent out about the rate increase. He has withdrawn his application with the Public Utility commission as he disagreed with their formula. With as many new homes that are being built, he does not think he will need an increase at this time. Herb inquired about increasing hook-up fees instead of the actual water rate. Jeff inquired as to the meters. Jon replied that the new equipment to update and retrofit the older existing meters has been purchased. New homes are being built with meters and he expects that all homes will be updated by the fall. Marie inquired as to water conservation efforts. Jon noted that they have been conducting leak detection which helps with water loss. He also indicated that the Mountain Meadows residents were very responsive to requests last

summer to reduce water use. Meters are also very instrumental in curbing water use.

~ Debbie Grimmelmann attended the meeting to inquire about having an opening on the fence along the west side of the property.

~ Mike Hahle attended the meeting with concerns about the application of the construction rules within the HOA.

4. Reading and approval of February 28, 2022, meeting minutes.

Dwight moved to approve the minutes from 2/28/22. Bonny seconded the motion, and the motion passed unanimously. Marie would like the minutes to have the pages numbered.

5. Financial Review

a. 2022 year- to date Financial Review

Tina reviewed the financial statement through 4/30/22. She indicated that the HOA has collected \$296,220 in income and has expenses totaling \$234,814 for a net operating income of \$61,406. Snow removal was under budget for the season. The HOA has transferred \$78,750 from the operating account to the reserve account. The HOA has \$482,520 being held for performance deposits. There is \$126,273 in the operating account and \$2,186,650 saved in the reserves.

b. Review of Delinquent Accounts

The foreclosure process has started for the severely delinquent owner in the Master community. The Cabins has one owner that is over 3 quarters past due and efforts to collect have not been successful. The foreclosure process in Mountain Meadows is nearly complete as a default judgement has been received.

6. Old Business

a. Dark Sky Lighting

Jeff is still working on this issue. A prototype will be created once we are able to get the top of a light off to create a “hat” designed for downlighting.

b. Construction rules

GTPM has been working with Marie on the revisions to the construction rules. These have been circulated to the full board for review. The plan is to hold a construction meeting with the owners and their builders to have the rules signed before ground is broken. The new rules will be posted on the website. The board would like to add that builder privileges can be revoked for non-compliance. With that addition, Bonny moved to approve the construction rules. Dwight seconded the motion and all board members approved.

In the meantime, there are a few homesites that are not in compliance with the current construction rules. The most concerning are the ones that do not have the proper apron base and

are tracking mud through the community. GTPM will advise them that they must be brought up to the standards as defined in the rules within a week or their performance deposits will be used to ensure compliance. They will further advise that should the rules continue to be not followed the builder could lose their privileges to construct within Teton Springs.

Stephen Bagley has been sweeping the roads for construction debris on a weekly basis. He cannot sweep when it is raining or snowing, so there have been some delays due to those circumstances. Additionally, mud cannot be swept, so patience is being asked for as he will clean the roads at his earliest opportunity to the best of his abilities. Marie requested a copy of the current street sweeping statement of work and will be drafting a SOW document for board review and approval.

c. DRC – Chairperson

Tina advised that she has located someone who may be interested in the DRC chairperson position that is available. This candidate will be sitting in the DRC meeting to observe. She lives in the area and has the time needed to do the necessary work. The Board will have the opportunity to interview this candidate.

7. New Business

a. 57 Rammell

This lot was an original property selected by the Rammell family when the developer started the Teton Springs project. The landowner had an agreement with the developer that the HOA dues would be paid by the developer until the property was sold. Tony Vest had been paying these dues for many years and then stopped when he sold the Club leaving the dues to become delinquent and unpaid. The property has now been sold and the back dues were paid at closing.

8. Other Items

~ The capital reserve study is in process and has been scheduled for later in the month.

~ Road sealing is scheduled for June 1-3, weather dependent. The back construction gate will be opened up for people to use during the road work.

~ GTPM had the guard shack cleaned and the area spruced up in preparation for the summer.

~ The board discussed the Farmer's Field, and the potential uses for it. Herb noted that any change of use as it applies to Teton Springs will require a plat amendment which requires 67% of property owners vote approval.

9. Next meeting

The social is scheduled for June 28th from 4-6. The annual meetings for the Cabins, Mountain Meadows, and Village and Commercial will be on June 29th and the Master annual meeting is scheduled at 4:00 pm on June 30th. Meeting packets will be mailed out May 27th and will include the bios of all owners that are running for the board. The tent at the Bronze Buffalo Ranch was not available, so GTPM located a space within Mountain Meadows where the annual meetings and the social will take place. A tent, chairs and caterer have been secured and will be placed in the common area between Cluff and Moulton. There are concerns about parking which GTPM will manage to the best of their abilities. A clear attendance process will be taken to eliminate the confusion that happened last year.

10. Adjournment 12:17

11. Executive Session

An executive session was called to order at 12:17 and adjourned at 12:34.