

Mountain Meadows Homeowner Sub-Association
Board of Directors Meeting Minutes
Wednesday, May 11, 2022
10:00 am(MT)
Zoom

1. Attendance

Dave Resing

Tina Korpi, GTPM

Bonny Etchemendy

Edye Sauter, GTPM

Don Gronberg

Demerie Edington, GTPM

Debbie O'Neal

Guest:

Jon Pinardi, Teton Water and Sewer Company

2. Call to Order 10:00

3. Determination of Quorum

With four of five board members in attendance via Zoom, a quorum was established.

4. Reading and Approval of the February 8, 2022 Board Meeting Minutes

Dave moved to approve the meeting minutes from 2/8/22. The motion was seconded by Bonny and the motion carried unanimously.

5. Financial review

a. Financial review

Edye from Grand Teton Property Management reviewed the 2022 financials through 4/30/22. The HOA has collected \$106,353 in income and expenses have totaled \$59,068 so far this year. That includes \$40,880 being paid to the Master association and \$6,380 being transferred into the reserve account. The maintenance reserve balance is currently \$263,190 and there is \$86,111 in the operating account.

b. Delinquent Report

Currently one account is severely past due and the HOA attorney is working on foreclosure process on that account. All other excessively past due balances have been paid off or have closed and taken care of at the time of escrow.

6. Old Business

a. DRC Update

Edye provided the board with a DRC update noting that revisions to the design guidelines and fees took effect on March 1, 2022. There has been no major push back to the new

fees and guidelines to note as the HOA will now be collecting an impact fee that will be retained by Teton Springs. The DRC will be reviewing three more new homes at their next meeting and there are currently many in the construction process. Homeowners have been advised to expect an increase in road traffic and dirt during the building phases, although efforts are being made to minimize the impact as much as possible. There are currently no new homes being constructed in Mountain Meadows.

There was discussion about who the performance deposit is returned to in the event a property has been sold. While GTPM is in contact with owners when this transpires, we would encourage realtors to work with the buyers and sellers to make the processing and return of the deposit clear in the transaction.

7. New Business

a. Annual Meeting Discussion

The Mountain Meadows annual meeting is scheduled for June 29, 2022, at 5:00 pm. The event location will be in a tent on HOA property between Moulton and Cluff. Jeanine's seat is expiring, so an election will be necessary at this meeting. Other items to discuss include mutt mitt stations and speeding through the community. The board would like to have an additional flashing speed sign placed along Moulton before Cluff. GTPM will work with Don to locate the placement of the sign.

b. Water and Sewer Letter Discussion

Jon Pinardi attended the meeting to address any questions about the recent letter sent concerning the moratorium placed on the irrigation of vacant lots. It is his hope that this will only last this year.

Jon also noted that a new production well is being constructed by the old barn. He would also like to encourage all owners to notify him of any leaks so he can repair the problem before it grows to be too big.

8. Other

The board discussed the Bronze Buffalo as well. They would like to have access to all correspondence that is sent out so they can be prepared in the event of extra noise levels. They would ask the Club to be good neighbors and to alert the community of upcoming events. GTPM will see if they can be added to the mailing list and then create a notice on the Teton Springs HOA website. The board would also like to explore placing a stop or yield sign on the cart path where it intersects with Beesley. They are concerned about a car/cart accident in that location due to the trees that may restrict the line of sight.

9. Adjournment 10:53