

Teton Springs Master Association

PO Box 2282
Jackson, WY 83001

Board of Directors Meeting Minutes

Thursday, August 4, 2022

10:00 am (MT)

Zoom Call

Participants

Board Members:

Jim Wunsch
Mark Galyon
Bonny Etchemendy
Christian Cisco
Marie Zolezzi

Grand Teton Property Management:

Tina Korpi
Demerie Edington
Edye Sauter

Owners/Guests:

Chris & Lala Jones
Chuck Iossi

1. Call to Order 10:00
2. Determination of Quorum
With all five board members present via Zoom, a quorum was established.
3. Homeowner and Guest time
Chris and Lala Jones attended the meeting to discuss their concerns about trespassing as they pertain to the survey that was sent to owners in December 2021. They believe the survey was not clear and think that with the number of homes that have been sold since the survey was conducted that it would warrant a new survey. They also noted their concerns about speeding through the community.

Chuck Iossi acknowledged that being a board member is not an easy task. He thanked the board for their time and attention to the work they conduct on behalf of the HOA.

~ Following the homeowner time, the Board discussed the concerns that were raised. They are of the opinion that the survey was valid. A very small number of owners want the HOA to do something about security. The survey was a pulsing of homeowners and the overwhelming response was that they were not interested in doing any additional security measures.

Marie moved that the board not reconstitute the security survey but that the HOA place signage to restrict parking to homeowners, residents and guests only. Bonny seconded the motion and the motion passed unanimously.

4. Reading and approval of May 16, 2022 meeting minutes
Christian moved to approve the minutes from 5/16/22. Marie seconded the motion, and the motion passed unanimously.
5. New Business
 - a. Encroachment Agreement
There is a corner log on the home built at 43 Warm Creek which encroaches into the common area. The HOA attorney is requesting the board acknowledge the encroachment and support indemnification in favor of the HOA. Marie moved to approve the encroachment document and for it to be signed by a board member. Bonny seconded the motion, all voted in favor.
 - b. Landscape Contract
A majority of the board has no interest in bidding the landscape contract out to other vendors. They support Cold Spring Landscape and appreciate the low fees and constant presence on site as well as the responsiveness from Brett Marcum. Christian moved to approve the three-year contract renewal. Marie seconded the motion. All voted in favor.
6. Other Items
 - ~ Dark Sky Lighting has been an agenda item in the past. The initial cost to replace the outdoor lighting in Teton Springs was \$80,000. Since the original estimate was received, the price to do this work has nearly doubled and the board was exploring other options. The board is ready to get this issue addressed and completed. It was suggested that by painting the top of the light with a flat black paint, it would easily solve the problem. GTPM will contact Cold Water to look into this issue.
 - ~ The DRC is working with Iron Horse and the HOA Attorney, Herb Heimerl as the construction was not completed according to the final approved plans for the home recently completed at 47 Winger.
7. Next meeting
The next meeting will be held Tuesday, October 25th at 10:00 am
8. Adjournment 10:51
9. Executive Session
The board entered an executive session at 10:51 and adjourned at 11:45.
10. Reconvene General Session
Following the executive session, the board reconvened the general session meeting at 11:46. Jim moved and Christian seconded the motion to ratify the votes made during the executive session; all voted in favor:

- a) Accept the check from the Bronze Buffalo Ranch for the annual leasing of the “Wedding Site” and that the HOA does not intend to renew the lease as it is currently written in 2023 and will discuss the terms of the lease at the October meeting.
- b) The following slate of officers was elected: President will be Jim Wunsch, Vice President will be Marie Zolezzi, The Secretary/Treasurer will be Mark Galyon, Bonny and Christian will be Directors.

The meeting readjourned at 11:47 am.