

Mountain Meadows Homeowner Sub-Association
Board of Directors Meeting Minutes
Wednesday, October 26, 2022
10:00 am (MT)
Zoom

1. Attendance

Dave Resing

Demerie Edington, GTPM

Bonny Etchemendy

Don Gronberg

Debbie O'Neal

Bobbi Marchese

2. Call to Order 10:01

3. Determination of Quorum

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

4. Reading and Approval of the Board Meeting Minutes

Bonny moved to approve the meeting minutes from 5/11/22 and 6/29/22. The motion was seconded by Debbie and the motion carried unanimously.

5. Financial review

a. Delinquent Report

There are currently only two accounts that are past due with a total balance owed of \$2,330.00. All other excessively past due balances have been paid off or have closed and been taken care of at the time of escrow.

b. Financial review

Demerie from Grand Teton Property Management reviewed the 2022 financials through 9/30/22. The HOA has collected \$171,910 in income and expenses have totaled \$155,376 so far this year. That includes \$122,640 being paid to the Master association and \$19,140 being transferred into the reserve account. The maintenance reserve balance is currently \$276,166 and there is \$59,920 in the operating account.

c. 2023 Budget Review and Approval

There are no adjustments from the current 2022 budget and the 2023 proposed budget. The Master HOA will not be adjusting dues this year and the draft Mountain Meadows budget also does not recommend an increase in dues. Dave moved to approve the 2023 draft budget. Don seconded the motion and all voted in favor.

6. Old Business

a. DRC Update

Demerie and Dave provided a review from the design review committee. Teton Springs continues to be busy with construction and growth. While the number of new home submissions has declined, the DRC anticipates it will be ramping back up over the fall and winter. The DRC has worked with GTPM to streamline the submission and application process and is continuing to monitor and work with owners and contractors to enforce the construction rules. Don inquired about the allowed hours of construction and Dave asked about the lot size in Mountain Meadows as the landscaping requirements are being reviewed by the DRC.

7. New Business

a. Tree Removal on Moulton

Bonny noted that there are two poplar trees on Moulton that have a mite infection. These trees look awful and need to be removed. Although they are located on individual lots, the board would like to pay for their removal before the trees fall into the roadways. Don moved to have the HOA remove these diseased trees. Bonny seconded the motion and all voted in favor. Don will flag the trees and advise Demerie at GTPM of their exact locations so she can advise the homeowners and hire Wilson Tree Service to do the removal.

8. Other

The Master board has continued its efforts to create a “Dark Sky” environment within Teton Springs and has explored several options to accomplish this. They are working with Coldwater Painting currently to see if painting the lamp shades would provide the desired result. There are several lights that are out around the community and others who have overly-sensitive sensors. GTPM would ask that if someone notices one to reach out and advise of the light’s location so it can be addressed.

9. Adjournment 10:36