

# Teton Springs Master Association

PO Box 2282  
Jackson, WY 83001

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## Board of Directors Meeting Minutes

Wednesday, February 22, 2023

10:00 am (MT)

Zoom

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### Participants

*Board Members:*

Jim Wunsch  
Mark Galyon  
Bonny Etchemendy  
Christian Cisco  
Marie Zolezzi

*Grand Teton Property Management:*

Tina Korpi  
Demerie Edington  
Edye Sauter  
  
Herb Heimerl, Attorney

*Owners/Guests:*

Dawn Smith, DRC Chair

1. Call to Order 10:05
2. Determination of Quorum  
With all five board members present via Zoom, a quorum was established.
3. Homeowner and Guest time  
Dawn Smith, the chairperson of the DRC attended the meeting to review the proposed changes to the Teton Springs design guidelines. There were some basic grammatical and punctuation edits. In addition, there were a few other changes to include:
  - 1.2 Building Height.* Teton County updated how height is calculated. The guidelines were updated to reflect this change and provide more concise language.
  - 1.8 Exterior Walls and Finishes.* Edited for more concise language to prevent foundation exposure and provide stronger language for reviewing manufactured stone and stone veneer.
  - 1.14 Exterior Lighting.* This section, along with Landscape Lighting was updated to reflect the new Teton County regulations.
  - 2.2 Building Envelopes.* This section was rewritten to clarify the definition and use of building envelope and be in line with the CCRs. More concise language was included for how development within and outside the building envelope can occur in Teton Springs.
  - 2.4 Site Design.* The requirement list was enhanced in an effort to improve the detail submitted with applications.
  - 2.11 Vehicle Access/Driveways.* The setback for driveways was increased to five feet from two feet due to multiple issues arising with

encroachment into neighboring properties, constraints with landscaping and snow removal.

*2.17 Exterior Landscape Lighting.* This section was updated to reflect Teton County updates. Existing language was edited to be more concise.

*2.22 Ornamental Water Features and Ponds.* This is a new section added in response to applications.

*3.4 Final Design Review.* Checklist was updated to improve the application process.

The board would like the DRC to look into the guidelines as they pertain to the required native grass along the lot perimeter as well as the requirements for tree plantings.

Marie moved to approve the proposed edits and additions to the design guidelines. Bonny seconded the motion which passed unanimously.

4. Reading and approval of October 25, 2022 meeting minutes

Bonny moved to approve the meeting minutes from 10/25/22. Jim seconded the motion which passed unanimously.

5. Financial Review

a. Review of Delinquent Accounts

The most significant delinquent accounts are owned by the Bronze Buffalo Ranch with nearly \$60,000 in past due accounts. Many of these accounts are 3 quarters past due and are at the point where an intent to file a lien letter will be sent. The board would like that letter to be sent next week in the event that dues are not paid in full.

b. Financial Review

Jim moved to authorize GTPM to pay the water bill invoice from the Bronze Buffalo Ranch based upon receipt of a corrected invoice received last week and to send an intent to file a lien letter for the past due accounts. Christian seconded the motion and the motion passed in a 4-1 vote with Marie opposed.

6. Old Business

a. DRC Update

See above.

b. Revised Design Guidelines

See above.

c. Wedding Site Lease Discussion

GTPM sent the lease termination to the Bronze Buffalo Ranch twice. They have not sent a response or acknowledged this.

d. Dark Sky Lighting Update

Cold Spring will paint the inside of a light fixture when the weather permits to see if it will accomplish the HOA dark sky lighting.

e. Review of Revised Sign Rules

The board would like to add a limit to the number of political signs that are permitted to two. GTPM will revise the rule.

7. New Business

a. 2023 Road Sealing will be done on Rammell, Bannock, and Blackfoot as well as the Cabin driveways.

b. Discuss Current Rules and Regulations

GTPM will work on revising these rules and submit red-line edits for the board to review and consider.

c. Discuss Social and Annual Meeting Dates and Format

The board is in favor of holding the meeting and social in a format similar to last year. We will look at other locations within the community in case the weather brings rain and wet grounds. Some suggestions include Bagley and Targhee Trail. The upcoming meetings will be:

Social on June 26

Sub Association Annual Meetings on June 27

Master Annual Meeting on June 28

Master board meeting May 23<sup>rd</sup> at 9:15 via Zoom or at 10:00 should the meeting be held in person at Herb's office.

8. Other Items

9. Executive Session

The board entered an executive session at 11:42 and adjourned at 12:00

10. Adjournment 12:00