



Mountain Meadows Homeowners Sub-Association

Wednesday, June 29, 2022

2022 Annual Meeting Minutes

1) Call to Order at 5:06

2) Verification of Proxy Count and Votes Present

Demerie Edington and Edye Sauter from Grand Teton Property Management verified that proper notice was given for this annual meeting and that through those present and represented by proxy (56 in all); a quorum of 20% of 146 lots was achieved.

3) Introductions of Executive Board

Demerie Edington introduced herself and Edye Sauter from Grand Teton Property Management and the current executive board: Bonny Etchemendy, Board President, Jeanine Stefanucci, Don Gronberg and Dave Resing with board member Debbie O'Neal, not in attendance.

4) Reading and Approval of 2021 Annual Meeting Minutes

Roxy Guy moved to approve last year's annual meeting minutes and Bob Wetzle seconded the motion. All voted in favor.

5) President's Report

Bonny reported that there are 6 sites currently on the market. 9 sites closed in Mountain Meadows this year. No new homes were built last year. Listing are on the market between 3 and 22 days. Prices for the sold homes has increased by about 50% since last year. The market continues to thrive. Bonny discussed the security survey results noting that a majority of the homeowners that responded would like to leave Teton Springs as is with no manned gate or security presence. There is currently a moratorium on landscaping vacant lots. Teton Water and Sewer would ask that owners and residents reduce any unnecessary water usage in the community until the new well has been installed. Overall, it has been a quiet year with a noted reduction in speeding complaints. Bonny reminded pet owners to clean up after their pets all year round and the HOA has added more mitt mutt stations to help in the cleanup which has been successful.

6) Treasurer's Report

Demerie Edington reviewed the financials through June 30, 2022. Income for Mountain Meadows is \$103,660 and expenses total \$99,683. Of those expenses, \$81,760 has been paid to the Master Association and \$12,760 into the maintenance reserve account. Current account balances are \$45,421 in the operating account and \$269,576 in the maintenance reserve account. One account is delinquent over 3 quarters and 5 are one quarter past due for total delinquent account balances totalling \$11,070.77.

7) Teton Springs Bronze Buffalo Ranch Report

A representative from the Bronze Buffalo Ranch was not in attendance at the Mountain Meadows meeting.

8) Old Business

~ Edye Sauter reported that the DRC has been extremely busy every month with meetings lasting a full day. There are 45 new construction plans with 25 currently in the DRC process. 20 homes are under construction with another 7 getting ready to break ground this year. If you would like to have any work done on the exterior of your home or landscaping, we would ask that you present your plans to GTPM for the DRC to review at their monthly meeting. The DRC application process and fines have been revised.

~ In June Springs Parkway and Hastings was sealed and cracks were repaired by Hunt Construction.

~ As a reminder, it is the responsibility of all owners to control the weeds on their own lots. Don Gronberg volunteered to be a liaison between GTPM and owners in regard to the weed abatement.

9) New Business

~ Bill Nesbit requested that the Board look into putting monuments up at the entrances to Mountain Meadows to identify the community.

10) Election

There is currently one seat opening on the board of directors. Jeanine Stefanucci noted she would run again but would be happy to step aside if another owner wanted to volunteer. Bobbi Marchese volunteered for the open seat and was elected to join the board of directors for a three-year term. She joins Dave Resing and Don Gronberg who have two years remaining on their terms and Bonny Etchemendy and Debbie O'Neal who each have one year remaining on their terms.

11) Adjournment 5:43