



Mountain Meadows Homeowners Sub-Association

2023 Annual Meeting of

The Teton Springs Mountain Meadows Sub-Association and Executive Board

2023 Annual Meeting Minutes

1) Call to Order at 2:07

2) Verification of Proxy Count and Votes Present

Tina Korpi, 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 (61 in all); a quorum of 20% of 146 lots was achieved.

3) Introductions of Executive Board

Tina Korpi introduced herself as well as Demerie Edington and Edye Sauter from Grand Teton Property Management and the current executive board: Bonny Etchemendy, Board President, Dave Resing as Vice President, Don Gronberg as Secretary, and Bobbie Marchese as Treasurer; board member Debbie O'Neal was not in attendance.

4) Reading and Approval of 2022 Annual Meeting Minutes

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

5) President's Report

Bonny reported that there are 7 sites currently on the market. 3 sites closed in Mountain Meadows this year compared to 16 that closed last year. The price range increased an average of 58%. 2 homes closed compared to 5 homes the previous year and there are currently three homes on the market within Mountain Meadows. No new homes were built last year. Listing are on the market between 21 and 421 days. Bonny noted that Mutt Mitt stations are being actively used and thanks owners for the huge improvement in overall waste clean-up. Please keep an eye out for weakening trees in the common area or roadways. Please contact GTPM if you see one that needs to be removed like the one recently done on Moulton. The pond liner in Mountain Meadows was assessed by Mountain Town Maintenance who worked with MD Landscape to repair the areas that were leaking and exposed to the light (leaving it vulnerable to wildlife and breakdown from UV exposure). Repairs were completed this spring for \$6,343 which included the addition of some topsoil to cover the exposed areas. The rules and regulations were revised and updated for the entire community. The Master HOA is still exploring the dark sky lighting and has made progress in receiving proposals to replace the lights.

6) Treasurer's Report

Demerie Edington reviewed the financials through May 31, 2023. Income for Mountain Meadows is \$100,745 and expenses total \$53,441. Of those expenses, \$40,880 has been paid to the Master Association and \$6,380 into

the maintenance reserve account. Current account balances are \$89,457 in the operating account and \$290,123 in the maintenance reserve account. There are no delinquent accounts in the Mountain Meadows Community. Bill Nesbit moved to have an independent account review of the financials for the Mountain Meadows sub-association not to exceed \$5,000. Steven Kearsley seconded the motion. All voted in favor.

7) Bronze Buffalo Ranch Report

The Bronze Buffalo Ranch was invited to attend this meeting to provide an update and answer questions from homeowners. They were not in attendance.

8) Old Business

~ Edye Sauter from GTPM reported on the DRC noting it was a very busy committee over the past year. There are currently 22 lots under construction with two more getting ready to break ground. There are two new Mountain Meadows projects before the DRC this month including one new construction. Any change to the exterior of your home needs to be reviewed including decks, railing, staining and changes to your landscaping. The DRC meets on the 3rd Wednesday of every month and requires all submissions be sent to Edye no later than by the 2nd Wednesday of the month to be included on the agenda. It is recommended that owners attend these meetings with their builders/architects. The DRC has spent a lot of time revising the design guidelines and completing a checklist that must be submitted with every application. DRC Chair Dawn Smith has been visiting construction sites regularly to conduct inspections and enforce the construction rules and be sure that builders are constructing only what has been approved.

~ Please remember to keep your dogs on a leash or under strict voice control. Do not allow them to wander into other people's yards and kindly clean up all waste and dispose of it.

9) New Business

~ This past summer Rammell Road, Moulton Road, and Berger Lane were sealed and crack repairs and sealing was done throughout the community. In the future, we would like to remind owners NOT to run their irrigation systems on the days that the roads are being sealed. It negates the effects of the seal coating and makes a mess on the roadways.

~ GTPM would like to remind homeowners to not set their trash cans out early or leave them out after the scheduled Friday pick-up day. Please remember to only set your trash cans outside on trash day to keep the neighborhood looking nice and to deter bears and other wildlife. Also, to keep other attractive items put away like dog food and bird feeders.

~ Please remember that your yard is your responsibility to maintain; please look at your yards and make sure you do not have any trees or vegetation that is encroaching on the sidewalks or roadways.

~ A huge thanks was extended to Debbie O'Neal who is retiring from the Board of Directors as her three-year term expires.

10) Election

There are two board seats available for election this year. Bonny Etchemendy is willing to rerun for her seat and Jen Squillario volunteered to run for the seat left vacant by Debbie O'Neal. There were no other candidates nominated from the floor. In a voice vote, Bonny and Jen Julie were elected to the Board of Directors by all in attendance.

Board of Directors

Bonny Etchemendy, term expires in 2026

Jen Squillario, term expires in 2026

Bobbie Marchese, term expires in 2025

Dave Resing, term expires in 2024

Don Gronberg, term expires in 2024

11) Question and Answer

~ There was a request to look into having the interior sidewalks shoveled and it was noted that there are repairs needed on these areas. GTPM is looking for someone willing and able to make these concrete repairs and will inquire with Brett Marcum about shoveling.

~ Owners expressed concerns about the trash piled up along 9500. GTPM explained that this something that needs to be brought up to the Bronze Buffalo Club as that is their pile on their property.

12) Adjournment 2:50

DRAFT