

**Mountain Meadows Homeowner Sub-Association**  
**Board of Directors Meeting Minutes**  
**Thursday, February 23, 2023**  
**10:00 am (MT)**

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1. Attendance

Dave Resing

Demerie Edington, GTPM

Bonny Etchemendy

Edye Sauter, GTPM

Don Gronberg

Bobbi Marchese

2. Call to Order 10:03

3. Determination of Quorum

With four of five board members present via Zoom, a quorum was established.

4. Reading and Approval of the Board Meeting Minutes

Don moved to approve the meeting minutes from 10/26/22. The motion was seconded by Dave, and the motion carried unanimously.

5. Financial review

a. Delinquent Report

Demerie reviewed the delinquent accounts noting there are only four owners with accounts that are over 1 quarter past due with a total amount owed \$3,405.00.

b. Financial Review

Demerie reviewed the 2022 year-end financial report noting that there is currently \$81,551 in the operating account and an additional \$282,935 in the reserve account. The HOA collected \$207,166 in dues in 2022 and expenses totaled \$210,737. The grounds maintenance expenses were slightly over budget with several irrigation repairs and the addition of an aerator replacement in the pond.

6. Old Business

a. DRC Update

Edye provided an update on the Design Review Committee. There are currently two homes in the review process with the DRC that will be constructed in Mountain Meadows this summer. Additionally, the DRC has been working on updating the design

guidelines for the Master community. Dave and Edye are making sure the Mountain Meadows guidelines are in line with the changes in the master.

b. Pond Update

GTPM has been trying to find a solution to repair the pond in Mountain Meadows. They have finally received a report of the issues and located a vendor who is able to make these repairs. The proposal from MD Nursery notes that there are only a few places that need to have the liner repaired. The estimate includes 1 dump truck load of fill / topsoil material. For a total of \$6,343.00. Bobbi moved to approve this proposal. Dave seconded the motion and all voted in favor.

7. New Business

a. Schedule upcoming meetings and annual meeting

This year's annual meetings and social will be similar to the format and location of last year. More information on the exact location will be determined later, but it will be on HOA owned property within Teton Springs.

May 24, 10:00 am via ZOOM Board Meeting

June 26 5:00 Annual Social

June 27 5:00 Mountain Meadows Annual Meeting

June 28 4:00 Master Annual Meeting

8. Other

~ There was discussion about the Dark Sky efforts within the community. There have been a few complaints about a hot tub with bright lights that illuminate the common space. There is also a report of several homes that have added deck lights. GTPM will be sending out a general notice to all owners to remind them about the dark sky initiative to try and curb these additional exterior lights in the community.

9. Adjournment 10:40