

# Teton Springs Master Association

PO Box 2282  
Jackson, WY 83001

---

## Board of Directors Meeting Minutes

Wednesday, May 23, 2023

9:15 am (MT)

Zoom

---

### Participants

#### *Board Members:*

Jim Wunsch  
Marie Zolezzi  
Bonny Etchemendy  
Christian Cisco

#### *Grand Teton Property Management:*

Tina Korpi  
Demerie Edington  
Edye Sauter

Herb Heimerl, Attorney

#### *Owners/Guests:*

Dawn Smith, DRC Chair  
Chuck Iossi  
Scott Hollander

1. Call to Order 9:15
2. Determination of Quorum  
With four of five board members present, a quorum was established
3. Homeowner and Guest time  
None
4. Reading and approval of February 22, 2023 meeting minutes  
Christian moved to approve the minutes from 2/22/23. Jim seconded the motion which passed unanimously.
5. Financial Review
  - a. Review of Delinquent Accounts  
Demerie reviewed the delinquent summary. There are a number of owners that have not yet paid their dues for the 2<sup>nd</sup> quarter. However, there are only 11 owners in the Master and sub-associations with accounts that are two or more quarters past due. There are three owners that GTPM has sent the "intent to file a lien" letter. The board authorized Herb to prepare those liens. Demerie will share the owner information with Herb to start the process. Tina noted that there is an owner who is delinquent and indicated that they may be selling their lot. The board wants to keep an

eye on that property to make sure dues are collected in full in the event the lot goes on the market.

b. Financial Review

Tina reviewed the financials. The HOA has collected \$354,806 in income and has spent \$311,523 on expenses including \$78,750 deposited into the maintenance reserve account. Snow removal exceeded the budget this year by \$40,176 due to the large snow and wind events over the winter. The operating account balance is \$39,602. The maintenance reserve balance is \$2,435,100 and an additional \$682,718 being held in the performance deposit account.

6. Old Business

a. DRC Update

The design review process has been very busy and does not show signs of slowing down. DRC has placed a 45-day hiatus on any approvals of cabins in light of the need for the DRC and board to reach a consensus on how they want to proceed on the “Cabin in the Woods” concepts. There have been a few issues with people not building within the required amount of time (6 months) and are now finding that County guidelines are changing and are being more enforced causing people to have to resubmit plans with modifications. The changes include the roof overhangs, as the county will not allow them to be over the building footprint. The 50’x50’ boundary which was previously considered to be the building envelope is being considered a “Property Line” by the county and nothing can extend over that line.

The DRC is seeing many requests for variances and using creative freedom where the guidelines are vague. The DRC would like to have something more firm and concrete in place and wants the feedback from the Cabin board. Some notable points of contention are in regard to the logs/log siding/timber materials used on the exterior, the colors palette that is allowed, and roofing materials. With more submissions of “Mountain Modern” designs and walls of windows, the DRC needs clarity. The Cabin board will meet next week to discuss this in more detail, but based on the initial discussion, they would like to keep the look and feel of the cabins to be maintained. They do not want much, if any, variation in what has been the norm within the Cabin community, and would like to keep things the same “like and kind”.

b. Cabin Design Guidelines

See above

c. Dark Sky Lighting Update

Coldwater Paint has painted the light at the roundabout on the side of Springs Parkway and Hastings. Christian was able to look at this light

commenting that it looks like it was “dipped in mud.” The board would like to get proposals for a full replacement of the fixture opting not to go forward with the painting option.

d. Review Revised Rules and Regulations

The board reviewed the proposed revisions and had a few additional comments regarding pets, “yard art” and signs. GTPM will make those changes and circulate to the board for approval.

7. New Business

a. Discuss Annual Meeting Agenda

The annual meetings and social will be held in the same location as last year, in the common area within Mountain Meadows. This may change if the ground is too wet. That decision will be made a few days in advance of the events. GTPM will send out a “Save the Date” email for the upcoming meetings and social.

b. Guard Shack Maintenance

There are some areas of repair needed on the guard shack. Tina is waiting for a proposal to repair the roof, fix the aged and rotting logs, adding caulk and mortar on the exterior rocks, repairing/replacing one of the windows, and painting the interior all one color.

c. Landscape Clarification Around Sales Office and Pond

The HOA has previously been taking care of the landscaping around the sales office. Herb confirmed that maintenance of the parking areas and landscape in this area was part of the agreement the HOA made with Tony Vest in exchange for use of the property where the mailboxes are located.

d. Red Stop Sign Request for Berger/Rammell

There has been an increase in speeding and not stopping at intersections throughout Teton Springs and specifically at the intersection of Berger and Rammell. Tina and Edye will be meeting with the contractors that are currently working in the neighborhood and remind them of the rules. The board agreed that enough warnings have been given and fines are to be issued for breaking the rules. These fines will be assessed to the homeowner. Regarding the stop sign, GTPM will look into refreshing the signs throughout the entire community.

8. Other Items

~ Jon Pinaridi wanted to thank the board and homeowners for communicating any issues with Teton Water and Sewer. He noted that he is hoping to get the new well online this year. The repairs to Targhee Trail will be done as soon as the road crew from Avail is able to schedule it.

~ Hunt Construction will be doing crack repairs and sealing the week of June 5<sup>th</sup>. GTPM will send out a second reminder to owners advising that Rammell, Moulton and Berger will be sealed on June 7 & 8. The driveways in the Cabins will be sealed on June 9 and 10.

9. Adjournment 11:02

10. Executive Session

The Board entered executive session at 11:02 and adjourned at 12:10