

Teton Springs Master Association

PO Box 2282
Jackson, WY 83001

Board of Directors Meeting Minutes

Tuesday, December 12, 2023

1:00 pm (MT)

Zoom

Participants

Board Members:

Jim Wunsch
Mark Galyon
Bonny Etchemendy
Christian Cisco
Marie Zolezzi

Grand Teton Property Management:

Tina Korpi
Demerie Edington
Edge Sauter

Herb Heimerl, Attorney
Dawn Smith, DRC Chair

Homeowners Present:

Chuck Iossi

1. Call to Order 1:24
2. Determination of Quorum
With all five board members present, a quorum was established.
3. Homeowner and Guest time
Chuck Iossi attended the meeting to observe but also inquired about the procedure to approve an amendment to the CC&Rs. Herb Heimerl clarified that it takes a vote of 51% of members to amend the covenants, unless the amendment deals with increasing the developer's rights, or changing lot lines and boundaries.
4. Reading and approval of October 4, 2023 meeting minutes.
Christian moved to approve the minutes from 10/4/23. Bonny seconded the motion which passed unanimously.
5. New Business
 - a. Wedding Site Request for 95 Moulton
The board discussed the request from the owner of 95 Moulton who would like permission to host a wedding rehearsal dinner under a tent in the lot he owns, adjacent to his home. The board approved this request asking that all noise and lights be off by 10:00 pm.
 - b. 19 Bannock DRC Appeal – *Nelson @ 1:30*

The owner is planning to resubmit revised plans and did not attend this meeting to appeal to the Board.

- c. 51 Rammell DRC Appeal (landscaping) – *Todd Stevenson @ 2:00*
Todd and Gina Stevenson attended the meeting to ask the DRC for an appeal to the DRC's vote on their landscape plan and to request the return of their deposit. The main issue discussed was that not enough trees and shrubs were planted, the tree sizes were below the minimum requirement on the lot and the plantings that were done were not in line with their approved landscape plan. The Stevensons expressed concerns about inconsistencies in the approval process and also asked that the HOA look into the pooling issue on the asphalt by their home.

*Following the appeal, the board discussed the request. Ultimately, the owners did not follow procedures. Additionally, while the landscaping looks nice it is not in compliance with the design guideline requirements for planting. The board determined that the Stevensons will need to plant the additional trees and shrubs that are missing. They can keep their current vegetation, but all additional planting must be within the designated sizes and be selected from the approved plant material list. The updated landscape plan must be submitted and reviewed by the DRC prior to any action.

- d. 6 Enclave DRC Appeal – *Julia Woodward @ 2:30*
Julia and Chris Woodward attended the meeting to appeal their landscaping issues. They communicated that they were dependent on their hired Landscape Architect to guide them through the design guidelines pertaining to their landscape. They claim ignorance as they were not aware of the rules and guidelines. The issue is a firepit and hot tub are in the common area and they have metal edging and sidewalks improperly installed. The Woodwards wanted to make it clear that the neighboring homes were also out of compliance.

*Following the appeal, the Board discussed the request. They determined that the hot tub needs to be moved back to the original, approved location, off the common area. The fire pit also cannot be in the common area and must be moved. Dawn will also help them mark up the plans for suggested placement and removal of items in the common area.

- e. DRC continued effectiveness, organization and charter
The Board discussed the need to have a liaison on the Board and the DRC. They agreed to schedule another meeting specifically to discuss DRC issues after the holidays. The

agenda will include DRC responsibility, structure, effectiveness and members.

- f. Teton Springs professional landscape guidelines
See above.

6. Old Business

a. Dark Sky Lighting Update

The new sample light arrived early and will be installed sometime this week. It will be in a location close to the other sample fixture for easy comparison. Demerie will advise the board when the light is installed so they can physically inspect the new light with the softer lamp.

b. Rules & Regulations Discussion

Jim handed out some documents at the meeting for the Board to review. This includes a clean-up of the current language, and clarification of the fine structure to align with Idaho State statutes. There is a resolution to adopt the amended rules that the board will circulate for signing.

c. Helipad Discussion/Task Force Update

Chuck Iossi reported that he inquired about the Helipad with the County. They initially advised him that there was a permit that had been granted in perpetuity. Upon further investigation they realized the current CUP is expired. Someone can file a request for the County to investigate the matter with the compliance office for Teton County to look into concerns that the helipad is not being operated under proper terms and conditions, and that there are concerns about safety and conditions of operations. Tina stated she would reach out to the compliance officer.

7. Other Items

~ The board inquired about some of the other DRC matters. Edye reported that 45 Warm Creek is having a lawsuit filed by Herb and they are adding additional complaints to that suit. There is nothing new on 54 Warm Creek. Herb intends to send another letter today noting that they cannot construct the foundation on the property line and has put in writing that the footers must be removed.

6 Blackfoot also received a letter from legal to remove the boulders and retaining wall. The owner advised that a new plan would be submitted. Herb will advise the owner in writing that any revised plan must include the demolition and removal of the wall and boulders.

37 Blackfoot did not realize he was in non-compliance for staining the logs of his cabin without approval and intends to correct it as soon as he is able.

39 Blackfoot is non-compliant as the Cabin was stained a different color without approval. The Board asked that the DRC send a letter to the homeowner.

Marie would like to have the dates of when letters are sent and what deadline dates are given. Christian added that he would like more updates from Herb and the DRC.

~ Tina noted that there are owners putting up snow stakes on their property lines. This is greatly interfering with the snow removal. While owners are concerned that their property will be damaged by pushing snow into their yards, the HOA has always repaired any damage caused by the plows as quickly as possible in the spring. As an aside, there are typically very few issues with damages caused by plowing. The plows need to have access to the road easement for snow storage and road clearing.

8. Adjournment 4:45

9. Executive Session

Legal matters & DRC Committee The board entered executive session at 4:45 and adjourned at 5:05 pm.