

Mountain Meadows Homeowner Sub-Association
Board of Directors Meeting Minutes
Tuesday, November 7, 2023
10:00 am (MT) via ZOOM

1. Attendance

Dave Resing

Bobbi Marchese

Don Gronberg

Bonny Etchemendy

Demerie Edington, GTPM

Tina Korpi, GTPM

Edye Sauter, GTPM

2. Call to Order 10:01

3. Determination of Quorum

With four of five board members in attendance a quorum was established.

4. Reading and Approval of the Board Meeting Minutes from July 12, 2023

Don moved to approve the minutes from 7/12/23. Bonny seconded the motion. All voted in favor and the motion passed unanimously.

5. Financial review

a. Delinquent Report

Demerie reviewed the delinquent report noting that only two owners had dues that were delinquent. Both owners owe for two quarters and were both recently sent the intent to file a lien letter to encourage them to bring their accounts current.

b. Financial Review

Demerie ran through the financial report for 2023, year-to-date. The HOA has collected \$202,596 in income through 10/31/23. Expenses for the year total \$165,186 which includes \$19,140 being saved to the reserve account and \$122,640 being paid to the Master association. Expenses are running over budget in the common area maintenance line item. This is mainly due to costs associated with repairing the pond liner and refill work related to that project as well as some tree maintenance. The operating account currently has a balance of \$75,708 and the maintenance reserve account balance is \$303,733.

c. 2024 Proposed Budget

There are no recommended changes to the 2024 proposed budget. The dues and operating expenses are the same as in 2023. While the board would like to keep an eye on the common area maintenance and perhaps increase the budget for that in the

future, Bonny moved to approve the proposed 2024 budget with no changes. Dave seconded the motion and all vote in favor.

6. Old Business

a. DRC Update

Edye provided an update on the current DRC work in Mountain Meadows. She noted that there are currently two homes that are in the review process in Mountain Meadows; 103 Moulton and 96 Moulton. Dave noted that there is discussion in the DRC meetings about the Mountain Meadows community and wanted to confirm with the board that they want to continue with the current design of homes within the community. The board would like all homes being built in Mountain Meadows to have the same look and feel as what is currently there. They do not want to stray into different looks. Homes being built in Mountain Meadows are to blend with their neighbors and stay within the guidelines.

b. Roofing Discussion

Bonny noted that there is an amendment that will be proposed to the owners of Teton Springs. This amendment is designed to keep the homes in Mountain Meadows with the same setback encroachments as the others in the neighborhood. She would encourage all board members to help spread the word and encourage people to vote for the amendment. A 51% of all owners will be required to pass this amendment to the CC&Rs.

There was an additional discussion about roof materials. The current required wood shake shingle is making it difficult for some owners to get insurance coverage. There have been other communities that have accepted the use of a composite shingle designed to look like the shake shingle. Edye noted that there are three manufacturers that she is familiar with who all produce a product that will look like the original and will be approved by insurance companies.

c. Dark Sky Lighting on Hastings/Moulton

A new light fixture has been installed on Hasting and Moulton to help with the dark sky lighting initiative. The Master board has ordered a second fixture with a lower wattage, as there were concerns about the light still being too bright. While it is better than the current lights in bringing the light down instead of up, the softer light may be preferred. This light is on order and should be installed toward the end of December.

Don noted that some of the lights are coming on sooner than necessary and appear to be more sensitive to the clouds and darkness than others. We can have this looked at when the new lights are being installed.

7. New Business

~ Don noted that there appears to be a gap in communication between owners and renters as it pertains to the Teton Springs Rules and Regulations and governing documents. There were several instances of violations over the summer committed by renters. He is concerned that renters are getting leases to homes in the community without understanding that the rules apply to them as well. Tina noted that GTPM does not know who is renting their homes out and we do not have information about the tenants. When we are informed of a violation, we contact the owner of the property to handle the issue directly. If anyone sees a violation, they are encouraged to contact GTPM so it can be dealt with as quickly as possible. While it would be nice to have all owners and/or their property managers provide renters with the governing documents, there is no way to enforce it. We can look at the current rules and suggest some edits to be made to be more transparent that they apply to renters as well.

~ Some community members noted that they would like to have the sidewalks within Mountain Meadows shoveled throughout the winter. The board looked at the proposal and determined that it would cost too much to have this done. There are trails that are maintained in Teton Springs, and people would be encouraged to use those.

8. Other

9. Adjournment 11:11