

Mountain Meadows Homeowner Sub-Association
Board of Directors Meeting Minutes
Wednesday, February 14, 2024
10:15 am (MT)

1. Attendance

Dave Resing

Bobbi Marchese

Don Gronberg

Bonny Etchemendy

Jennifer Squillario

Demerie Edington, GTPM

Tina Korpi, GTPM

Edye Sauter, GTPM

2. Call to Order 10:17

3. Determination of Quorum

With all five board members in attendance a quorum was established.

4. Reading and Approval of the Board Meeting Minutes from November 7, 2023

Dave moved to approve the minutes from 11/7/23. Don seconded the motion. All voted in favor and the motion passed unanimously.

5. Financial review

a. Delinquent Report

Demerie reviewed the delinquent report indicating that there are four owners that are on the delinquent report for a total past due balance of \$3,545.00. One of those owners will have a lien placed on their account as it is nearly a year past due.

b. Financial Review

Demerie reported that the HOA collected \$206,664 in income in 2023. Expenses totaled \$212,631 which includes \$25,520 deposited into the reserve account and \$163,520 for Master Association dues. The operating account has a balance of \$78,318 and the balance of the reserve account is \$304,081.

6. Old Business

a. DRC Update

Edye reported that there are two homes that have received final approval in Mountain Meadows. 104 and 96 Moulton are both in the process of obtaining building permits to start construction in the coming months.

b. Dark Sky Lighting Update

The new lights have been delivered and will be installed in the coming weeks. Don noted that the new lights shine brighter into his home than the old ones do and is

concerned that a lot of money was spent without resolving the issue. Demerie stated that the intent for the new lights was to be in compliance with the County's dark sky initiative and to keep the lights from shining up into the sky but rather down and out. Bonny asked GTPM to see if a dimmer bulb would be available to install near Don's home.

** Following the meeting, Demerie checked with Wolfe Lighting who stated that there are no options for a "dimmer" bulb that would work for the community, but a shield could be added to those lights on Moulton to block or tone down the light from shining into Don's home.

7. New Business

a. Speed Bump Discussion

The Master Board has decided to install five speed bumps in the community to help control the speeding. Tina explained that the temporary speed bumps cost about \$5,000 and do not last very long which is why the permanent asphalt speed bumps were selected. Owners have complained about speeding and these will be installed at a cost of \$3,000 each. Bonny asked if there were any locations the Mountain Meadows Board would suggest for installing these deterrents. Dave thought adding some to the Parkway would be a good location. Another area to consider is on Hastings, as people leave the Club and come down the hill. Bonny noted that more than five speed bumps may be needed, but we will determine that after the first five are installed.

b. Future Meeting Dates

Next Board Meeting: Tuesday, May 14 at 10:00 MT

Annual Social: Tuesday, June 25 at 4:00 at 6:00 MT

Mountain Meadows Annual: Wednesday, June 26 at 5:00 pm MT

Master Annual: Thursday, June 27 at 4:00 pm MT

8. Other

9. Adjournment 10:55