

Teton Springs Master Association

PO Box 2282
Jackson, WY 83001

Board of Directors Meeting Minutes

Tuesday, April 16, 2024

2:00 pm (MT)

Zoom

Participants

Board Members:

Jim Wunsch
Mark Galyon
Bonny Etchemendy
Christian Cisco
Marie Zolezzi

Grand Teton Property Management:

Tina Korpi
Edye Sauter
Demerie Edington

Herb Heimerl, Attorney

Jeff Bower, Attorney (present for executive session only)

Michael Lawrence, Attorney (present for executive session only)

Homeowners Present:

Chuck Iossi
John Fisher
Jill Baskin
Dave Anderson

1. Call to Order
2. Determination of Quorum
With all five board members present, a quorum was established.
3. Homeowner and Guest time
~ John Fisher attended the meeting and thanked the board for the new street lights. He also noted that he and Dave Anderson spent time locating areas along Rammell Road where they think speed bumps may be most effective.

~ Chuck Iossi also thanked the board for the new lights.
4. Hearing 105 Cluff Dog Violation
Demerie at GTPM reviewed the violation for 105 Cluff of CCR Section 3.17; "all pets shall not be permitted outside such Lot or Unit except when leashed and accompanied by the pet's owner...". GTPM received numerous calls about the dog at 105 Cluff not being leashed and attacking other dogs. There have been three occurrences reported to GTPM. A 1st violation letter was sent on August 17th and a second violation letter with an invitation to the hearing was emailed and mailed to the unit owner. He replied via email that he would not attend the hearing.

Herb indicated that the board did what was statutorily required by the state of Idaho to implement a fine. Christian stated he thinks it is a slippery slope when an HOA begins policing police matters. Jim moved to implement a \$100 fine to the owner of 105 Cluff as provided in the governing documents. Bonny seconded the motion, which passed with 4 voting in support of the motion and 1 opposed.

5. Reading and approval of February 5, 2024 meeting minutes

Mark moved to approve the minutes from 2/5/24. Jim seconded the motion which passed unanimously.

6. Financial Review

a. Review year-to-date

Tina reviewed the 2024 financial statement indicating that the HOA has collected \$231,309 in income. Expenses so far this year total \$222,720. This includes \$78,750 being deposited into the maintenance reserve account, \$22,189 paid out for DRC expenses and \$77,779 for snow removal. The HOA has \$208,051 in the operating account, \$2,681,465 in the reserve account and is holding \$481,665 in performance deposits.

b. Delinquent Discussion

Demerie reviewed the delinquent reports. The board discussed the accounts that have liens filed against them. The account which has been delinquent since the 3rd quarter of 2021 has made a few payments over the last three months. The board would like GTPM to draft a settlement agreement with the owner indicating that if the balance is not paid in full by the end of the 3rd quarter of 2024, they will commence foreclosure proceedings.

7. New Business

a. Review Capital Reserve Study

Tina stated that the current capital reserve study was done in 2022. There are a few areas from the study which can be removed including the pathway and fences. Aaron Lombardo was unable to attend this meeting, so we will reschedule a time for him to meet with the board to review the study in more detail.

b. Discuss posting Draft board meeting minutes

The board will review the minutes GTPM provides them within a week of receiving them. These minutes will be posted on the website in “draft form” upon review.

c. Discuss Amendment(s) to CC&Rs

There are two amendments to the CC&Rs that have been proposed. The amendment pertaining to the building envelopes in Mountain Meadows has been reviewed and

approved by the board. Herb provided language for the board to review for the other amendment in regard to reserve allocations (Section 9.4 and 9.8). Bonny moved to review and approve the proposed amendment to Section 9.4 and 9.8 in the CC&Rs as drafted by Herb. Mark seconded the motion which carried unanimously. Both amendments will be sent to owners in one package with the option to vote for one, both, or neither amendment once reviewed by the board of directors.

d. Stop Sign Replacement

The Board previously discussed the desire to replace the stop signs throughout Teton Springs with a traditional red and white 24"x24" stop sign. The cost to replace these would be \$34.45 each (for the proposed 30 new signs) there would also be an additional expense for installing these and replacing posts based on time and materials. Mark moved to replace all current stop signs with a traditional red and white 24"x24" stop sign. Jim seconded the motion which carried unanimously. The board further discussed an interest in posting a 3-way stop sign which may help slow vehicles down in the neighborhood.

Marie stated that she would like more attractive stop signs and said she would send a photo to the board and GTPM from Tributary to demonstrate the sign post she would like to be considered.

***In an email chain following the meeting, the board indicated unanimously that they would like to have the sign posts as depicted in the photos shared by Marie from the Tributary community. Tina said GTPM would work on getting a proposal for these signs, but that it may take some time. GTPM will wait to order the stop signs until the posts have been decided. The shipping time to receive the signs is only a week; this saves on storage and will allow for a change in the sign in case the post design requires something different for installation.

8. Old Business

a. DRC Update

Edye provided an update from the DRC. She stated that there are three homes that have received final approval and are now waiting for County approvals. The DRC will be reviewing the revised plans from 6 Enclave at their next meeting. The owner of 6 Blackfoot is waiting to move on the corrections to his lot until the snow melts. 37 Blackfoot will be asked to re-stain in an approved color once the weather permits.

b. Dark Sky Lighting Update

The new light fixtures were installed late last week and many compliments and thanks have already been received. Christian asked about painting the light poles. Mark moved

to have GTPM look into the feasibility, cost and longevity of painting the existing poles. Christian seconded the motion which passed unanimously.

c. Speed Bump Locations

Tina will go out with the map of locations indicated by the board. She will confirm the locations and stake them. Hunt Construction will be installing those, as previously approved. Road sealing will be done June 2 – 4 on Blackfoot, Bannock, Beesley, Cluff, Scott and Walton.

9. Other Items

GTPM informed the board that the letter requesting nominations for the Master Board of Directors was mailed and emailed to owners. Once nominations are received, GTPM will confirm with the nominee that they want to run and request a bio from them that will be sent with the annual meeting packet. As a reminder, nominations will not be accepted from the floor of the annual meeting.

10. Adjournment

Regular session was adjourned at 3:32 and all guests left the meeting.

11. Executive Session

The board entered into executive session at 3:33 and adjourned at 5:07.