

Teton Springs Master Association

PO Box 2282
Jackson, WY 83001

Board of Directors Meeting Minutes

Tuesday, August 20, 2024

9:30 am (MT)

Zoom

Participants

Board Members:

Jim Wunsch
Susan Jackson
Bonny Etchemendy
Jill Baskin

Grand Teton Property Management:

Tina Korpi
Demerie Edington
Edye Sauter

Herb Heimerl, HOA Attorney
Chuck Watters, Homeowner

1. Call to Order 9:35
2. Determination of Quorum
With 4 out of 5 board members in attendance, a quorum was established.
3. Executive Session
At 9:39 the board entered into an executive session to discuss the DRC appeal by the owner of 45 Warm Creek with the property owner. The executive session ended at 10:35, at which time Mr. Watters left the meeting.
4. Homeowner and Guest time
There were no homeowners present.
5. Reading and approval of July 10 and July 17, 2024 meeting minutes
Bonny moved to approve the meeting minutes. Susan seconded the motion which passed unanimously.
6. Business
 - a. Discussion of Trash Can Violations
A homeowner has requested stricter enforcement of the trash can rules. Currently, the rules state that cans cannot be set out the night before trash day to avoid attracting bears and other animals. Tina from GTPM discussed the limitations for staffing a trash patrol on Thursday evenings. At this time, if there is a violation we would ask people to send a photo of the infraction with the house number to Grand Teton Property Management so we can address the issue with the

homeowner directly.

b. Stop Sign Replacement

GTPM wanted to confirm the board's instructions for the stop signs before purchasing them. We will be replacing all stop signs with a traditional red and white sign, and mounting them on the current posts. Bonny will provide a map indicating four locations where the existing single, regular sign will be a 3-way stop. There are a few areas where the posts should be moved. Herb noted that this could be problematic and suggested that a traffic engineer be engaged to conduct a stop sign analysis to avoid any potential issues. Bonny will reach out to Nelson Engineer and work with them on this issue.

c. Mutt mitt requests

There were two requests in regard to mutt mitts. One owner asked the board to use the doggie bags from the "Mutt Mitt" company directly, as they help with odor and ease of pick up. The board rejected this proposal as they are double the cost of the existing bags and homeowners are welcome to use their own bags to pick up dog waste.

The other request was to move one of the mutt mitt stations near her home on Targhee Trail and install it by the pond in the cul-de-sac on the south end of the street. The board agreed to add a mutt mitt station in the proposed area, but does not want to remove any stations, as they are all located on HOA property, needed and used.

d. Review/approval of bridge assessment by Nelson

Carla Hansen will be conducting the bridge assessment in Teton Springs. She was last on sight to inspect in 2020 and will use that report to compare the current condition of the bridges and make any recommendations for repairs or maintenance. The cost of this evaluation is \$7,000. The board agreed unanimously. GTPM will schedule the inspection for the fall.

e. Discussion of DRC Fees for additions

There has been a request to add a new fee category, applicable to owners wishing to build an addition on to an existing home. Currently a new construction application fee is \$7,500 and the fee for a remodel is \$1,000. The board agrees that there should be a different fee in an amount between these two categories for building additions and Dawn Smith, the DRC Chair will be asked to draft this.

f. Discussion of Sprinter Vans

A homeowner has asked GTPM to enforce parking rules on Sprinter Vans. Many people use these vans as their "daily driver" and are not sleeping/camping in them while in Teton

Springs. The board discussed this and decided to uphold their original decision that Sprinter Vans would be exempt from the recreational vehicle prohibition, provided they are not being occupied while parked in the community.

6. Other Items

a. Reserve Study Discussion

The board would like to hear from Aaron Lombardo from North Star Reserves directly and have him present a “high-level” overview of the reserve study in the next few weeks.

b. Task List Update

~ Irrigation System. There are concerns about the age of the irrigation system that is owned and operated by the Bronze Buffalo Ranch. The current system is wearing out and is unreliable. The board has concerns about a potential financial ask of the HOA when the replacement of the system becomes essential. In the meantime, in order to mitigate the disrepair of some of the existing system, Cold Springs Irrigation has proposed a battery-operated controller that would put the operation of irrigation on HOA property in his hands. The cost will be \$200 plus installation per controller. He will start with purchasing 10 to be placed in the more critical areas and move forward from there.

~ 54 Warm Creek has footers poured outside the property lines. Work has stopped at the request of the county and the DRC has sent letters to the owner without response. There are now large dirt piles, excessive weeds, the construction fencing and an abandoned job site. Herb will draft a letter to the owners listing the violations on the lot and ask that they be resolved by the 30th of September. If not remedied, the owners will be invited to the October 22nd meeting for a hearing to discuss and assess fines, as determined.

~ The board has asked GTPM to draft language that would permit deducting from the owner’s performance fees any HOA legal fees incurred to enforce compliance on a construction project.

7. Adjournment 12:08