

Mountain Meadows Homeowner Sub-Association
Board of Directors Meeting Minutes
Tuesday, May 14, 2024
10:00 am (MT)

1. Attendance

Dave Resing

Jennifer Squillario

Don Gronberg

Bonny Etchemendy

Demerie Edington, 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 February 14, 2024

Dave moved to approve the minutes from 2/14/24. Bonny seconded the motion. All voted in favor and the motion passed unanimously.

5. Financial review

a. Delinquent Report

Demerie reviewed the current financial report. \$105,425 has been collected in dues so far this year. Expenses total \$58,099 which includes \$40,880 paid to the Master association and \$6,380 deposited into the reserve account. There is currently \$82,334 in the operating account and an additional \$311,164 in the maintenance reserve account.

b. Financial Review

There is only one account that is over 1 quarter past due. They have been making automatic payments, but those payments keep getting rejected. GTPM is working with the owner to figure out a solution to get caught up.

6. Old Business

a. DRC Update

Edye provided the DRC update for Mountain Meadows. There are two homes that are beginning construction. Both of them are on Moulton and the proximity is very close to each other, so there will be some challenges in that area as a result. The owners and builders have been in communication with GTPM and the DRC to get ahead of possible issues including congestion.

Don noted that there is a home being built on Flint Ridge that has not been complying with the construction hours. Edye will reach out to the owner and builder to remind

them of the rules regarding construction hours (7-7 Monday through Friday and 8-6 on Saturdays, no Sundays or holiday construction is permitted). She noted that any complaints should be documented and shared with her as soon as possible; photos and videos are helpful when reporting violations of construction rules.

7. New Business

a. Annual Meeting Discussion

Bonny will not be in attendance of the annual meeting; Don will provide the President Report in her place. Jennifer will also not be in attendance at the June 26th annual meeting. Don and Dave both have terms expiring; both are interested in running again.

8. Other

The Master Board will be installing 5 speed bumps throughout Teton Springs. Two of these will be installed on Rammell Road, as that is the area that receives the most complaints about speeding. The Mountain Meadows board discussed other possible locations within Mountain Meadows; on Hastings by B14/L15 and another behind Jennifer's home on Hastings near the intersection with Moulton, and another on Moulton near where the cart path crosses between the 1st and 2nd hole of the golf course (between the two sections of the neighborhood). If these 5 speed bumps are successful in slowing traffic down, more may be considered, if needed.

Don wanted to note that the new Dark Sky lights are successful from a distance, but as you get closer, he finds them to be more intense and brighter. He would like to have a shield added to the fixture to block the sideways light. Bonny said we would follow up with the Master board on this matter.

9. Adjournment 10:33