

# Teton Springs Master Association

PO Box 2282  
Jackson, WY 83001

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## Board of Directors Meeting Minutes

Monday, February 5, 2024

2:00 pm (MT)

Zoom

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### Participants

#### *Board Members:*

Jim Wunsch  
Mark Galyon  
Bonny Etchemendy  
Christian Cisco  
Marie Zolezzi

#### *Grand Teton Property Management:*

Tina Korpi  
Edye Sauter

Herb Heimerl, Attorney

#### *Homeowners Present:*

Chuck Iossi  
John Fisher  
Bill Baskin

### 1. Call to Order

### 2. Determination of Quorum

With all five board members present, a quorum was established.

### 3. Homeowner and Guest time

~ Chuck Iossi attended the meeting to discuss concerns about the provision in the CCRs section 9.4, 9.5, 9.6 and 9.7 as it pertains to the spending of reserve funds without an obligation to recoup those expenditures. He wants to be sure there is a protection built in for future boards, regardless of the non-profit conflict transactions provision that provides that those with conflicts recuse themselves.

Marie moved that the board moves forward with Herb to work on terminology to amend sections 9.4-9.7 in the CC&Rs. Bonny seconded the motion which passed unanimously.

~ John Fisher attended the meeting to review the matter of speed bumps, stop signs and the need for additional mutt mitt stations. The board has already approved the installation of 5 speed bumps to be done this spring/summer; locations for these have not yet been determined. GTPM found that a red and white traditional reflective stop sign would cost \$46.75 each for 24"x24". The board will add this to the upcoming agenda to determine how many of the current brown stop signs they would like to replace with the

red and white sign. Mutt mitt stations can be installed in the spring when the ground is soft.

4. Reading and approval of December 12, 2023 meeting minutes.  
Bonny moved to approve the minutes from 12/12/23. Mark seconded the motion which passed unanimously.

5. Financial Review

- a. Review year-to-date

Tina reviewed the year-end financials. She noted that the revenue totaled \$983,341. Along with dues, mailbox rent, lot transfer fees, late fees, and DRC fees, this also includes \$91,000 earned from interest on the reserve account. Expenses totaled \$924,932. The budget was exceeded in the following areas: snow removal (due to the huge winter we had); general grounds maintenance (due to the wind storms the produced multiple tree and branch clean ups over the summer); legal fees; office supplies/postage; and street light repairs (to fix the numerous lights that were out). Reserve funds were spent on road sealing, crack and patch repairs as well as dark sky lighting costs. \$315,000 was deposited from the operating account into the reserve account.

The operating account balance is \$104,727 and the balance of the reserve account is \$2,487,408.

- b. Delinquent Discussion

There are three accounts that have received the intent to file a lien letter that still have not responded. GTPM would recommend that a lien ow be filed on these accounts. Bonny moved to file a lien on those three specified accounts. Marie seconded the motion which passed unanimously.

There is an additional account that has had a lien filed on it several years ago and there have been no payments made on the account since October 2021. Marie moved that Herb move forward with the next step of the foreclosure process. Mark seconded the motion which carried unanimously.

6. New Business

- a. Snow Removal Discussion

The board had a discussion about snow removal throughout Teton Springs. Tina explained that we have to continue with snow removal in the same manner as has been done for many years. Steven Bagley has a proven method and productive, excellent results in this process. We cannot change that because several owners want to keep the plowed snow off their property. She also explained that the HOA owns a road lot that is 30' wide from the center of the road. This extends into people's maintained yards. In the event of any damage to the yard this has been immediately repaired each spring. Following this discussion, the board agreed with the advice of legal counsel and will not change their decision. GTPM will draft replies to emails received from the Haley's and the Reyes families for the board to review and approve prior to sending.

## 7. Old Business

### a. DRC Update

Edye provided an update for the DRC. She stated that the request to change the word “guideline” to requirement would be daunting and expensive as there are so many places “guideline” is used. The DRC would like to add verbiage to the current document that explains that per CC&R section 4.6 the guidelines are rules and that word is not intended to be a suggestion but rather a requirement.

The board had an extensive discussion about what can and cannot be built outside the building envelope. They would like people to be clear that the County rules are a separate issue and the only building requirements that the HOA/DRC is concerned with are the internal Teton Springs documents and regulations.

### b. Dark Sky Lighting Update

The new lights were shipped sooner than expected and should arrive around February 8<sup>th</sup>. They will be installed as quickly as possible, although there may be an additional expense to remove snow from the area.

### c. Speeding and Discussion of Speed Dips

In the Spring the 5 speed bump locations need to be noted for Hunt Construction. Poles will be added to these areas with red tops to help the snow plow drivers know where they are so they are not damaged in the winter. The speed bumps were approved at the board meeting in October for a cost of \$3,000 each. This will be done when the road sealing is completed on Blackfoot, Walton, Bannock, Scott, Beasley and Cluff.

### d. Helipad Update

Tina provided the board with an update that there is no active permit on file for helicopter operations at Teton Springs for Heli-Skiing. The last flight path was provided to Code Compliance at Teton County on 3/31/21. Herb will send a letter to the County confirming that the HOA is now aware that they are operating without a permit and that the HOA is concerned about community safety.

## 8. Other Items

## 9. Adjournment

Regular session was adjourned and all guests left the meeting.

## 10. Executive Session

The board entered into executive session.