

# Teton Springs Master Association

PO Box 2282  
Jackson, WY 83001

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Board of Directors Meeting Minutes  
Wednesday, July 10, 2024  
10:00 am (MT)  
Zoom

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## Participants

### *Board Members:*

Jim Wunsch  
Mark Galyon  
Bonny Etchemendy  
Jill Baskin  
Susan Jackson

### *Grand Teton Property Management:*

Tina Korpi  
Edye Sauter  
Demerie Edington

Herb Heimerl, Attorney

### *Homeowners Present:*

John Fisher

1. Call to Order 10:04
2. Determination of Quorum  
With all five board members present, a quorum was established.
3. Homeowner and Guest time  
~ John Fisher attended the meeting to discuss the location of the speed bumps along Rammell Road. He looked at the proposed location and made a recommendation to move that spot further south.
4. Reading and approval of April 16, 2024 meeting minutes  
Mark moved to approve the minutes from 4/16/24. Bonny seconded the motion which passed unanimously.
5. New Business
  - a. Election of Officers  
Susan moved to elect the following slate of officers: Jim – President, Jill – Vice President, Mark – Secretary/Treasurer, Bonny and Susan – Directors. Bonny seconded the motion which passed unanimously.
  - b. Review Bids
    - 1) Stop Sign Replacement

The board reviewed the proposal from With the Grain for replacement stop signs and posts. The cost of this varied, depending on the number of signs from \$21,955.50 for 1-10 signs, \$38,685 for 11-20 signs and \$43,460 for 21-30 signs. The board found these costs to be too high and would like to go back to replacing the existing signs with a standard red and white Stop sign mounted on the existing posts.

#### 2) Guard Shack Repair/Maintenance

The proposal from With the Grain to Install brown cap metal over existing log purlins of structure to stop rot and replace 32 log ends at 4 rock abutments around guard shack and across street was \$9,698.50.

#### 3) Front Entry Log Replacement

With the Grain provided a proposal to replace (3) - 12" round milled logs approximately 18' long and (2) cross members approximately 5' to mimic original design and install brown metal cap material similar to previous work at front area for \$15,232.00

The board discussed the work done by With the Grain and have been pleased with all the work done in Teton Springs in the past. Mark moved to hire With the Grain to complete the guard shack and front entry as proposed. Jill seconded the motion which passed unanimously.

#### d. Delinquent review of 29 Moulton

Due to a very recent payment, this account is currently at a \$0 balance, but historically, the payment bounces back each time it is made. GTPM has reached out and left messages that the payment method is not working. As the account has been delinquent for some time, should the most recent payment also bounce back the board unanimously approved GTPM to send the "Intent to file a lien" letter and if a cashier's/certified check is not brought to make the account current within 10 days, Herb was instructed to file a lien.

#### e. 22 Cold Spring Dog Report

GTPM was advised that the dog living at 22 Cold Springs bit someone on their property. The bite-victim went to the ER and filed a police report. The board discussed the history of this dog and the owners, noting that this is not the first bite report received. Since this incident occurred on the homeowner's property, the board will leave this in the hands of the police as it is a civil matter.

#### f. 2 Warm Creek Water Features

Brett Marcum reported to GTPM that the 2 Warm Creek water features have been turned off. Over the past years they have been leaking water, which is getting worse. The water seems to be leaking from the irrigation water for that area (Warm Creek and Riparian Cabins and common area). In past years, Brett has been able to compensate for the water leakage loss by keeping the irrigation water continually running in order to maintain the pond levels. However, this year the leaks have become so great that the sprinklers do not have sufficient water pressure to adequately water the grass, which is creating dry spots in the grass and causing some road damage.

GTPM will reach out to Teton Water and Sewer as well as MD who repaired the pond in Mountain Meadows and ask them to work with Brett on this matter.

g. Pathway Concerns

There are some tree roots growing under the pathway that runs along Teton Springs Parkway raising the surface. Some of this pathway is in common area and some of it runs through Golfland property. GTPM will get a proposal to repair the pathway for the board to review.

6. Other Items

a. Reserve Study Discussion

GTPM suggested a separate meeting to discuss the reserve study in depth. There are areas included that do not belong to the HOA so some modifications to the study will need to be made. The study, once complete, will be used to ensure that the HOA is properly reserved for the maintenance of HOA assets.

b. Future meeting dates and procedures

Moving forward the board would like to include the Zoom information on the website when meetings are added.

7. Executive Session

The board entered executive session at 11:30 to discuss issues with legal counsel.

8. Adjournment 12:50