

Teton Springs Master Association

PO Box 2282
Jackson, WY 83001

Board of Directors Meeting Minutes

Wednesday, July 17, 2024

9:30 am (MT)

Zoom

Participants

Board Members:

Jim Wunsch
Mark Galyon
Bonny Etchemendy
Jill Baskin
Susan Jackson

Grand Teton Property Management:

Tina Korpi
Demerie Edington

1. Call to Order
2. Determination of Quorum
With all five board members present, a quorum was established.
3. Hearing for Violation
The Bronze Buffalo Ranch (BBR) was invited to a hearing to discuss their violation of the Teton Springs CC&Rs Section 3.16 regarding vehicle parking, storage operation and repair. The BBR was asked to remove the boats and vehicles in a letter dated May 30, 2024. This letter was emailed and mailed requesting compliance by June 7, 2024. A subsequent letter was sent on June 12, 2024 inviting the BBR to this hearing to discuss the violation and imposition of a fine. Both letters are attached to these Minutes as an Exhibit. Legal counsel for BBR and legal counsel for Teton Springs had a further exchange of correspondence in advance of the meeting.
Board members present noted that at 4:45 pm yesterday, July 16, 2024, all boats and vehicles were removed from the property. This action cured the pending violation.
Should the violation happen again, the BBR will again be noticed and called to a hearing.
4. Next Meeting Date
The board will meet on August 20 at 9:30. Going forward, the Board would like to meet bi-monthly, on the 4th Tuesday of the month, if possible.
5. Adjournment 10:16



May 30, 2024

Teton Springs Holding Company
20 Headwaters Drive
Victor, ID 83455

Hello,

It has been brought to the attention of the Teton Springs Homeowner Association that once again there are all-terrain vehicles and boats parked by the Lodge in Teton Springs. It is clearly stated in the HOA CC&R's that this is not allowed. The CC&R's say,

3.16 Vehicle Parking, Storage, Operation and Repair.

(b) No boats, trailers, buses, motor homes, campers (on or off supporting vehicles), motorcycles, snowmobiles, recreational vehicles, golf carts, trucks, industrial or commercial vehicles (both cabs or trailers), abandoned or inoperable vehicles (as defined below), or any other similar vehicles (excepting passenger automobiles and one ton or smaller pick-up trucks) shall be parked or stored in or upon the Master Common Areas or upon a Lot or Unit except within enclosed structures approved in advance by the Development Review Committee, and no vehicle of any kind shall be maintained, repaired, repainted, serviced or rebuilt on the Master Common Areas or on any Lot or Unit except within a completely enclosed garage which fully screens the sight and sound of the activity from the streets and other Lots and Units and Master Common Areas...

The Rules and Regulations state that anyone in violation of this will be fined \$100.00 per vehicle by the Teton Springs Homeowner Association. This is a courtesy notice requesting you to remove the offending vehicles by June 7, 2024 and to come into compliance or a hearing will be called and a fine will be imposed.

Thank you in advance for your cooperation in this matter.

Sincerely,

Grand Teton Property Management



C/O Grand Teton Property Management
PO Box 2282
Jackson, WY 83001
307-733-0205/ 307-733-9033 fax

June 12, 2024

Teton Springs Holding Company
20 Headwaters Drive
Victor, ID 83455

Dear Teton Springs Holding Company,

We have noted that you are still storing ATV's and boats in violation of the Teton Springs Covenants.

3.16 Vehicle Parking, Storage, Operation and Repair.

(b) No boats, trailers, buses, motor homes, campers (on or off supporting vehicles), motorcycles, snowmobiles, recreational vehicles, golf carts, trucks, industrial or commercial vehicles (both cabs or trailers), abandoned or inoperable vehicles (as defined below), or any other similar vehicles (excepting passenger automobiles and one ton or smaller pick-up trucks) shall be parked or stored in or upon the Master Common Areas or upon a Lot or Unit except within enclosed structures approved in advance by the Development Review Committee, and no vehicle of any kind shall be maintained, repaired, repainted, serviced or rebuilt on the Master Common Areas or on any Lot or Unit except within a completely enclosed garage which fully screens the sight and sound of the activity from the streets and other Lots and Units and Master Common Areas...

As you have been previously warned about this violation, the Board of Directors will be holding a hearing at their upcoming meeting on Wednesday, July 17th at 9:30 am mountain time. At this meeting, the board will be discussing the violation and imposition of a fine against you. You are entitled to attend this hearing and to address the Board. At the hearing, you may present any statement, evidence or witnesses on your behalf. You may also send a letter presenting your defense. The meeting will be held by Zoom. Once you log in, enter Meeting ID: 838 0276 1581 and Passcode: 648212. Please notify Demerie Edington at GTPM at dedington@gtpmjh.com at least five (5) days in advance whether you plan to attend. If you fail to attend the hearing, a decision will be made in your absence.

Please call me if you have any questions or concerns.

Sincerely,

Teton Springs Board of Directors
c/o Grand Teton Property Management