

Teton Springs Master Association

PO Box 2282
Jackson, WY 83001

Board of Directors Meeting Minutes
Tuesday, July 29, 2025
9:30 am (MT)
Zoom

Minutes

Participants

Board Members:

Jim Wunsch
Jill Baskin
Bonny Etchemendy
Marie Zolezzi
Susan Jackson

Grand Teton Property Management:

Tina Korpi
Demerie Edington
Edye Sauter

Others:

David Anderson, Homeowner
Deborah Hedges, Homeowner

Dawn Smith, DRC Chair

1. Call to Order 9:34
2. Determination of Quorum
With all 5 board members present, a quorum was established.
3. Homeowner and Guest time
Deborah Hedges joined the call to discuss her thoughts about the two 3-way stop signs that were installed along Hastings. She represented that there are a few homeowners who do not like the placement of these signs, finding them to be aggressive. She suggested a reduction in the speed limit in certain areas of Teton Springs and thought the speed bumps were more effective. She also thought the old brown signs were more subtle and tasteful. She also asked why the owners were not able to vote on this matter. Ms. Hedges suggested going forward with fewer stop signs and more speed bump usage to control traffic speed.
Jim explained that homeowners vote for the board of directors to handle these issues without needing input from the entire community. She also asked why Board meetings are not held in person. Jim answered her question by stating that better participation is achieved by both board members and property owners when it is held on Zoom. Jim stated that when speed bumps were installed, some people drove around them and into the grass. The board opted to also use stop signs, which are less expensive and vary the ways to keep the roadways safe.

4. Reading and approval of May 12, 2025, meeting minutes
Jill moved to approve the meeting minutes from May 12, 2025. Susan seconded the motion, which passed unanimously.
5. DRC
Dawn Smith attended the meeting to discuss the DRC issues. The board would like the DRC to be sure that the “version” in the title of the design guidelines is updated with each iteration of the document, in addition to noting the date. In regard to exterior lighting, the board would like to include a “time off” for exterior lights and wants to be sure that the lights do not negatively impact the neighbors or the dark sky initiative. As for Christmas lights, the board recommends that they say “holiday” lights and that the start date should be Thanksgiving.
The board would like to limit the amendment voting period for combining lots to 6 months and to include in the design guidelines that, in the event of lot consolidation, dues are owed for both lots and that the house size and building envelope remain the same as for a single lot. The board also suggested that the guidelines note that combining lots is not permitted in the Mountain Meadows or Cabin sub-associations.
The board also suggested that stricter sanctions be considered when property owners and builders do not adhere to agreed-upon and DRC-approved building agreement documentation. Jim will discuss with Herb.
6. Business
 - a. Downlight & Camera at Entry Sign
Someone recently stole flowers from the entrance to Teton Springs and the Timberline community across the street. GTPM is working with Wolfe Lighting to make sure the lights are working. The board discussed adding cameras at the entrance, if needed. The board asked that downlighting at the Teton Springs entrance and signage be made a high priority by GTPM, as this matter was raised at the annual meeting last month.
 - b. Mail and Packages
Edye shared that the Victor Post Office is now placing people’s packages on top of the mailboxes as they don’t have room to put them anywhere else. There isn’t room at the post office, and there isn’t enough parcel storage on site. The board discussed several possibilities. Tina will check with Herb and discuss options with the Post Office.
 - c. Discussion of Speed bumps and signs
See Homeowner discussion above
 - d. Discuss Reserve Study

Tina reminded the board that the reserve study is a tool to be used as a guide for HOA dues rates and future planning. Jim added that HOA dues are separate from the Club dues. The board asked GTPM to find out what the future dues would have to be in order to reach capital reserve funding at the 90%, 95%, and 100% anticipated levels in 5 years. The board did note that they indicated at the annual meeting that the final reserve study would be shared with the community. Marie offered to form a subcommittee to determine how to present the information to the community. Tina noted that all owners pay the same amount of dues as everyone owns equal shares of the common area; therefore, a tiered assessment (for example, developed and undeveloped lots) amount wouldn't be feasible without amending the CC&Rs.

e. Post draft minutes

The board would like to have draft board meeting minutes posted on the website as soon as the board reviews them. These meeting minutes will include a "DRAFT" watermark on them until such time as the Board reviews and approves the draft copy.

f. Schedule future meetings

We will have the budget meeting the week of September 29th. GTPM will circulate the remaining 2025 and 2026 proposed meeting dates for board review and approval, so they can be posted on the website well in advance.

g. Update on Dyke Amendment

340 votes are required to pass the Dyke amendment to combine their lots on Rammell Road. Currently, they have 305 votes. The board agreed to send out a reminder notice to those property owners who have not yet voted, encouraging them to do so.

7. Election of Board Officers

Jill moved to elect Jim to be President. Susan seconded the motion, which passed unanimously.

Bonny moved to elect Marie to be Vice President. Susan seconded the motion, which passed unanimously.

Jim moved to elect Jill to be the secretary, whose responsibilities will include overseeing the website content. Susan seconded the motion, which passed unanimously.

Bonny moved to elect Susan to be the treasurer. Marie seconded the motion, which passed unanimously.

8. Other Items

Marie requested information about the website host and would like to make sure we are able to contact them, as needed.

9. Adjournment 11:40

10. Executive Session

The board entered executive session at 11:40 and adjourned at 12:47.

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