

# Teton Springs Master Association

PO Box 2282  
Jackson, WY 83001

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## Board of Directors Meeting Minutes

Tuesday, February 10, 2026

9:30 am (MT)

Zoom

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## Minutes

### Participants

#### *Board Members:*

Jim Wunsch

Jill Baskin

Bonny Etchemendy

Susan Jackson

#### *Grand Teton Property Management:*

Tina Korpi

Demerie Edington

Edye Sauter

#### *Others:*

Cory Hanks, BBR

Aaron Driggs, BBR

Jon Pinaridi, TS Water & Sewer

George Livingston

1. Call to Order 9:33
2. Determination of Quorum  
With 4 of 5 board members present, a quorum was established.
3. Homeowner and Guest time
  - ~ Cory and Aaron from the Bronze Buffalo presented a request to the board for their consideration concerning a plat amendment to reallocate density within Teton Springs. They would like to build a clubhouse and develop some condos. They do not want more units; they just want to move ones that currently exist on the plat. They would like to reallocate the density and concentrate it into one area; however, they do not yet have a specific plan. The board informed them that a super majority of owners would need to approve the plat change in addition to approval from the County. The board requested more specific information before this request is presented to homeowners.
  - ~ George Livingston attended the meeting with questions about the waste treatment plant an ongoing issues with the cities of Victor and Driggs. He asked if the HOA has a position or thoughts on the matter. The board responded that the HOA's role is unclear at this time and that outside counsel will be asked for advice.
  - ~ Jon Pinaridi informed the board that he had not heard from the city of Victor aside from their plans to move forward with a wastewater treatment facility. There will need to be a judicial confirmation of the \$35M bond issue. The annexation issue is separate from the water/sewer matter. The board asked Jon to clean up the area around the pump houses. He noted that he is adding a sand filtration system, and when that is done in the coming weeks, the area will be cleaned up.

4. Reading and approval of December 2, 2025, meeting minutes  
Bonny moved to approve the meeting minutes from December 2, 2025. Susan seconded the motion, which passed unanimously.
5. Financial Review
  - a. Delinquent Report  
Demerie presented the delinquency report, noting that, aside from one owner in each of the Master, Mountain Meadows, and Cabin Associations who has a lien filed against their property, there are no other significant concerns regarding past-due balances.
  - b. 2025 year-end review  
Edye reviewed the year-end financials. There is \$265,741 in the operating account and \$2,726,520 in the reserve account. Susan requested clarification on the actual amount of impact fee that was collected and reserved, and the actual amount spent from the capital reserve in 2025. She also requested the capital spending plan for 2026.
6. DRC
  - a. Update  
There has been no slowdown in DRC reviews, and new house plans are being submitted to the committee for review. A question has been raised about the term “uniqueness” within the master guidelines. The board requested that the DRC develop a clearer definition.
  - b. DRC Homeowner Volunteer  
Dana Meiter, an owner in the Mountain Meadows community, has volunteered to serve on the DRC. Dave Resing, also a Mountain Meadows resident, recently resigned from the committee. The board appreciates that Dana’s family is involved and engaged in the community, and agreed she would be a wonderful addition to the committee. Susan moved to appoint Dana Meiter to the DRC. Jill seconded the motion, which passed unanimously.
7. Business
  - a. Revisions to Rules & Regs re. DRC Violations and POD storage  
Jim recommended strengthening the fine schedule to provide more effective enforcement with respect to DRC violations. The board discussed needing to separate Construction Rule violations from owners who conduct unauthorized or unapproved construction. The board would also like to increase the fines for violations of the short-term rental rules, as the current fine schedule is quite minimal. Susan moved to increase those fees to \$1,000 for the first offense, \$2,500 for the second offense, and \$5,000 for every subsequent offense. Jill seconded the motion, which passed unanimously.  
The board would also like to create a policy about the use and storage of PODS or other temporary storage containers within the Teton Springs community. All changes will need to be shared with owners before being put into effect.
  - b. Sewer Waste Water Discussion with Jon Pinardi  
See above in the guesttime discussion.
  - c. Road/Pathway Inspection  
Nelson Engineering was not yet prepared to present a draft report. It is expected in the coming weeks.

d. Pond, Stream Maintenance Club Update

The Club has engaged a water specialist to advise and assist the Club in treating its ponds for algae and weed control in their ponds. The HOA will be doing the same with our ponds in coordination with the Club, as it makes sense to treat all of the ponds at the same time.

e. Mail and Packages Discussion

The interior of the guard shack in the coming weeks. The board noted that we may need to expand the counter and shelving inside the guard shack to help organize the placement of parcels. The board would like to revisit the discussion of relocating some mailboxes throughout the community when the full board is present to discuss.

f. Directory Discussion

While this is a good idea, practically speaking, it is simply not feasible giving confidentiality and updating issues. Past boards have discussed this and considered it, coming up with the same conclusion.

g. Fencing Update

The fencing behind the homes on Targhee Trail has been repaired in collaboration with the Club. A count of all sections that have to be repaired on the south and west sides of our property is going to be made by the Club soon, so that materials can be purchased by the HOA to accomplish those repairs.

8. Other Items

~ A concern was raised that the "No Outlet" sign at the corner of Berger and Targhee is undersized and ineffective in deterring attempted through traffic. Additionally, improved reflectors are needed on the gate at Targhee Trail, and 9500, and consideration should be given to installing signage on the north side of the gate directing visitors to the community entrance further down the 9500. GTPM will evaluate potential options and provide recommendations.

9. Adjournment 11:32

10. Executive Session

The board entered into executive session at 11:32 and adjourned at 11:50.