



Mountain Meadows Homeowners Sub-Association

2025 Notice of Annual Meeting of The Teton Springs Mountain Meadows Sub-Association and Executive Board June 25, 2025

2025 Annual Meeting Minutes

1) Call to Order 5:05

2) Verification of Proxy Count, Quorum and Votes Present

Demerie Edington and Edye Sauter from Grand Teton Property Management verified that proper notice was given for this annual meeting and that through those present and represented by proxy (43 in all); a quorum of 20% of 146 lots was achieved.

3) Introductions of Executive Board

Demerie Edington introduced herself, as well as Edye Sauter from Grand Teton Property Management and the current executive board: Jen Squillario as Board President, Dave Resing, Don Gronberg, Bonny Etchemendy, and Bobbie Marchese.

4) Reading and Approval of 2024 Annual Meeting Minutes

William Edwards moved to approve the minutes, with the edit of adding the meeting date. Alecia Arrign seconded the motion, which passed unanimously.

5) President's Report

Jen Squillario introduced herself to the owners. She reminded people that there is still a moratorium on watering vacant lots. She indicated the board's interest in speaking to Jon Pinardi from Teton Water and Sewer about this restriction. Jen was pleased to announce that so far, there haven't been any dog issues in 2025. The HOA is having concrete improvements and repairs done this month. Don Gronberg thanked all owners for their patience and understanding through this construction process.

Bonny Etchemendy provided owners with an update on the real estate market in Teton Springs. Overall, the market in the neighborhood is strong but has slowed somewhat over the last year due to lower inventory levels. She noted that there are currently 16 homesites available, ranging in price from \$150,000 to \$259,000. 25 homesites closed in the past year, down from 43 in the year prior. There are currently 9 residential properties for sale. 2 of these are in Mountain Meadows, listed at \$1,550,000 and \$1,699,000. 13 residential properties sold in the past year, down from 24 in the year prior.

6) Treasurer's Report

Demerie Edington from GTPM provided an update on the financial situation for Mountain Meadows. She noted that only one owner is past due on their assessments and that the Board has a lien filed on that owner. Mountain Meadows currently has \$16,694 in the operating account and \$339,149 in the maintenance reserve account. To date, \$103,660 has been collected in income, and expenses for the year total \$49,354. Of those expenses, \$40,880 has been paid to the Master Association for dues, and another \$6,380 has been deposited into the reserve account.

7) Bronze Buffalo Ranch Report

Demerie Edington introduced Cory Hanks and Hannah Ceja from the Bronze Buffalo Ranch. She thanked them for the improved relationship between the club and the HOA. Communications are open and positive between the two entities. Cory and his team are happy to work with the HOA and homeowners on any issues, suggestions or comments that come their way.

8) Business

Demerie Edington informed owners that the HOA has installed 5 speed bumps, replaced digital speed signs, and added 3-way stop signs to help manage traffic speeds within the community. Owners are encouraged to follow the posted speed limit signs and be aware of others on the roadway. Golf cart crossing and speed bumps were painted as well. The HOA received enough votes to amend the CC&Rs as they pertained to the overhangs in Mountain Meadows. There is a current effort for the owners of 3 & 5 Rammell to combine their lots. This needs to be done by a vote of all owners, and 50% approval must be received to change the plat. Thank you to Don Gronberg for his efforts in coordinating the concrete sidewalk repairs. The HOA has launched an updated website to modernize and make navigating the Teton Springs website more user-friendly.

Edye Sauter from GTPM provided a DRC report. She stated that 9 homes are waiting for final inspection. 15 homes are currently under construction. There are another 9 homes in the DRC review process, with 3 expected to receive final approval and begin construction this summer. As a reminder, the DRC meets on the 3rd Wednesday of each month. In order to be included on the agenda, all materials and requests must be submitted to Edye by the 2nd Wednesday of the month.

9) Election

There is one board seat available for election this year. John Meiter has volunteered to run for the board. With no other nominees or volunteers, Janine Stefanucci moved to elect John Meiter to the board. Bonny Etchemendy seconded the motion which passed unanimously. GTPM welcomed John to the board and thanked Bobbie Marchese for her time and dedication to serving on the Mountain Meadows Board of Directors.

Board of Directors

Bonny Etchemendy, term expires in 2026

Jen Squillario, term expires in 2026

Dave Resing, term expires in 2027

Don Gronberg, term expires in 2027

John Meiter, term expires in 2028

10) Question and Answer

With no additional questions, the meeting was adjourned

11) Adjournment 5:21