



Mountain Meadows Homeowners Sub-Association

2026 Notice of Annual Meeting of The Teton Springs Mountain Meadows Sub-Association and Executive Board June 24, 2026

2026 Annual Meeting Minutes

1) Call to Order 5:08

2) Verification of Proxy Count, Quorum, and Votes Present

Tina Korpi from Grand Teton Property Management verified that proper notice was given for this annual meeting and that, through those present and represented by proxy (48 in all); a quorum of 20% of 146 lots was achieved.

3) Introductions of the Executive Board

Tina Korpi introduced herself, as well as Demerie Edington and Edye Sauter from Grand Teton Property Management. The current executive board introduced themselves: Don Gronberg as Board President, Dave Resing, Bonny Etchemendy, Jeanine Stefanucci, and John Meiter.

4) Reading and Approval of 2025 Annual Meeting Minutes

John Meiter moved to approve the annual meeting minutes from 2025. Dave Resing seconded the motion, which passed unanimously.

5) President's Report

Don Gronberg provided the President's report stating it was his pleasure to serve a friendly and beautiful neighborhood. He welcomed new neighbors and invited those who were new to the neighborhood to introduce themselves. Don thanked his fellow board members, noting it was a cooperative group that worked well together. He also thanked Grand Teton Property Management, who help keep this place running smoothly. Don extended his thanks to Brett Marcum and his landscaping team, to Steven Bagley for snow removal, and to Jon Pinardi from Teton Water and Sewer. He noted that a speed bump will be installed at the end of July, around 13 Moulton. It has been requested by those homeowners in that area and is intended to help reduce the speed of people coming through the community.

Don noted that last year the HOA spent money to repair the sidewalks and curbs. This fall, they would like to fill in the low spots and finish the sidewalk in the unimproved areas. Pond cleaning has been scheduled. It was noted that this should be completed in the afternoon due to the winds. The board reviewed the design guidelines and has a few recommendations about edits and updates. This will be in process over the coming months.

Currently, there is a moratorium for people to irrigate their vacant lots. The board is working with Teton Water and Sewer on this policy but would like to recommend that homeowners be aware that it is potable culinary water that is used to irrigate the yards in Mountain Meadows. The board believes that if the community can reduce its water use, progress could be made with Teton Water and Sewer on loosening the watering restrictions. Water conservation is highly suggested, including reducing the days and times of watering, the use of a rain sensor, and the maintenance/direction of your sprinklers.

Bonny Etchemendy provided a brief report on real estate in the area. She noted that it was a strong market for homesites with 22 active listings. Of the 146 properties in Mountain Meadows, 28 vacant lots are owned by neighboring lots to maintain as open space. There are 35 other vacant lots and 83 existing homes, with two that were just constructed.

6) Treasurer's Report

Demerie Edington from GTPM provided an update on the financial situation for Mountain Meadows. She noted that one owner is past due on their assessments and that the Board has a lien filed on that owner. 3 others are only a quarter or two behind, and the collection of those amounts is expected. Mountain Meadows currently has \$58,404 in the operating account and \$323,822 in the maintenance reserve account. To date, \$103,893 has been collected in income, and expenses for the year total \$48,715. 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

Cory Hanks said hello as the President of the Bronze Buffalo Club and indicated he would have a more comprehensive report at the Master HOA meeting on Thursday.

8) Election

Bonny Etchemendy has served the Teton Springs community for nearly a decade and has decided not to run for another term on the Mountain Meadows board. Jeanine Stefanucci replaced Jen Squarillo mid-term, as Jen moved to a different part of Teton Springs. Jeanine is happy to run for a new term, as the one she was filling in for has expired. Bobbi Marchese volunteered to run for the other seat after no other nominations were received. John Meiter moved to elect Bobbi and Jeanine to the board of directors for Mountain Meadows. Cory Hanks seconded the motion, which passed unanimously.

Question and Answer

~ Deb Grove asked about the sidewalks, noting that many owners have trees encroaching on them. GTPM will work with the board to notify homeowners if they have trees that need to be trimmed back.

~ There was a question about the noxious weeds, specifically musk thistle, on the land bordering the houses. Cory will address the noxious weeds with his crew. He also wanted to request that if anyone has a property bordering the golf course, they please not mow the native grasses.

~Allisa Young discussed her concern about the location of the speed bump that will be installed later this summer. She does not want it in the middle of her vacant lot, just before her driveway, and asked if it could be moved. Don Gronberg will work out a preferred location with her and the neighbors and reflag the new location.

~ John Meiter thanked GTPM, noting that they are the first point of contact for homeowners. He also noted that neighbors are free to reach out to him directly, and he would be happy to chat.

~ A big thank you to Bonny for all of her years of service to the Mountain Meadows community. She has worked tirelessly for the HOA, and her efforts are appreciated by GTPM and the HOA.

Adjournment 5:54