



Village and Commercial Homeowners Sub-Association

2026 Annual Meeting for The Teton Springs Village and Commercial Sub-Association and Executive Board June 24, 2026

2026 Annual Meeting Minutes

1. Call to Order 4:02

2. Verification of Proper Notice & Quorum

Demerie Edington of GTPM confirmed that proper notification was sent, and a quorum has been met as 15 of 19 lots were represented at the meeting

3. Introductions of Executive Board

Jeff Naylor, Cory Hanks, and Christine Alfano were all present.

4. Approval of 2025 Annual Meeting Minutes

Cory Hanks moved to approve the minutes. Christine Alfano seconded the motion. All voted in favor.

5. Officer's Report

Demerie Edington from GTPM reviewed the current financial statement. There are currently no accounts in arrears. The operating account has a balance of \$56,641.72. Income for 2026 has been collected in the amount of \$12,273. Expenses for the year total \$4,949.

6. Business

a. Lighting

The concerns for lighting the area from the parking lot past the gazebo to the Lodge has been renewed. It may be a big project in terms of the electrical portion. Edye Sauter from GTPM mentioned that Teton Pines has recently installed solar lights. They are looking for a product that would be more successful in the winter (with consideration of reduced sun exposure and colder temperatures). She will let the board know if any improved products would be available. Jeff explained they really only need 2-3 lights.

b. Charging Stations

The Bronze Buffalo would like to add some charging stations to the property for guests to use. They would like it to charge the guest directly. Jeff will reach out to Fall River who may have some blueprints or an idea of getting this process started.

c. Road Sealing

The board would like to have Hunt Construction seal along Warm Creek and in the HOA parking lot by the Palisades next time they are working in Teton Springs.

7. Election

Cory Hanks' term is expiring this year. He nominated Kevin Carmony. Jeff Naylor seconded the motion which passed unanimously.

The board elected Jeff Naylor as President, Kevin Carmony as Vice President and Christine Alfano as Secretary/Treasurer

8. Adjournment 4:14