

Mountain Meadows Homeowner Sub-Association
Board of Directors Meeting
Tuesday, October 14, 2025
9:30 am (MT)
Minutes

1. Attendance

John Meiter	Demerie Edington, GTPM
Don Gronberg	Edye Sauter, GTPM
Bonny Etchemendy	Tina Korpi, GTPM

2. Determination of Quorum

With three of five board members in attendance, a quorum was established.

3. Call to Order 9:35

4. Election of Officers

John moved to elect the following slate of officers:

President: Don

Vice President: Dave

Secretary/Treasurer: John

Bonny seconded the motion, which passed unanimously.

Don also noted that Jennifer Squillario's home is currently under contract and will be selling and moving from her home in Mountain Meadows. Don moved to appoint Jeanine Steffanucci to the remainder of Jennifer's seat. John seconded the motion, which passed unanimously. Don will reach out to Jeanine and let her know.

5. Reading and Approval of Board Meeting Minutes from May 13, 2025

Don moved to approve the meeting minutes from May 13, 2025. John seconded the motion, which passed unanimously.

6. Financial Review

a. Delinquent Review

Demerie noted that there is only one severely delinquent owner. The lien has been filed, and late fees continue to accrue. That owner is incarcerated, so collection is not expected for a while.

b. 2025 Financial Report

Demerie reviewed the year-to-date financial report. She highlighted that \$156,009 has been collected in dues and interest. Expenses total \$167,553 with several line items that have exceeded the budget. Common Area Maintenance includes drain installation & new sod (\$4,650), Pond Maintenance includes removal of algae/weeds

(\$3,920), Weed Control includes (2) applications of 'Weed & Feed' (\$3,450), Irrigation Maintenance includes sprinkler/valve replacements in 7/25 (\$1,014). Taxes include payments to Idaho state & Federal, plus estimated quarterly payments recommended by CPA (expense offset by interest/late fee income). The HOA spent \$43,071 for sidewalk repairs. This was paid from the maintenance reserve account. The current balance in that account is \$352,667. The operating account balance is \$14,701.

c. 2026 Proposed Budget

Considering the actual expenses, the board would like to increase the pond maintenance to \$1,000 and increase the irrigation maintenance to \$1,500. Those increases will come from the reserve deposit amount, so the HOA will not be increasing dues this year. The last time Mountain Meadows increased dues was in 2016.

7. Old Business

a. DRC Report

Edye reported that there are currently 16 homes in the construction process, with 3 of those getting ready to break ground. The construction in Mountain Meadows is wrapping up.

8. New Business

a. Master Board meeting update

There has been some significant work done on the ponds on Warm Creek. These repairs have cost the Master HOA around \$60,000. The Club will be dredging its ponds later this fall. The Master HOA is looking at the issues with the package delivery in Teton Springs. They will be purchasing and installing three new parcel lockers, which will hopefully alleviate some of the issues. The Master HOA is also exploring other ideas, including using the guard shack for storing packages and installing mailbox clusters in other areas of the community.

9. Other

10. Adjournment 10:08

The next meeting is scheduled on Zoom for Tuesday, February 17th, 2026 at 9:30 MT