

Mountain Meadows Homeowner Sub-Association
Board of Directors Meeting Minutes
Tuesday, February 17, 2026
9:30 am (MT)

1. Attendance

John Meiter
Don Gronberg
Bonny Etchemendy
Dave Reising
Jeanine Steffanucci

Demerie Edington, GTPM
Edye Sauter, GTPM

2. Call to Order 9:34

3. Determination of Quorum

With all board members in attendance, a quorum was established

4. Reading and Approval of Board Meeting Minutes from October 14, 2025

Don moved to approve the minutes from 10/14/25. John seconded the motion, which passed unanimously.

5. Financial Review

a. Delinquent Review

Demerie reviewed the delinquent report and indicated that the only issue was with the same property that already has a lien filed. A \$50 monthly late fee will continue to accrue until the account is settled.

b. 2025 Year-End Financial Report

\$211,739 was collected in income in 2025. Total expenses totaled \$219,367, which was over budget. The main overage was in the common area maintenance, especially with the ponds, which had extra cleaning and maintenance done over the summer. The HOA spent \$43,071 from the maintenance reserve account to repair sidewalks throughout the community. There is now \$316,521 in the reserve account and \$56,298 in the operating account. The 2026 budget passed without any increase in dues.

6. Old Business

a. DRC Report

Edye reported that the DRC is seeing new projects being submitted, as there is an increase in pre-submissions coming into the DRC for review. Dana Meiter has volunteered and been appointed to sit on the DRC as a representative for the Mountain Meadows community.

7. New Business

a. Master Board meeting update

The Master board discussed mailboxes at their meeting last week. John Meiter extended his thanks to the Master board for using the guard shack for package delivery. There is a noticeable improvement. Demerie noted that the Master board is also considering adding additional mailboxes throughout the community (i.e.. in each sub-association) as space and accessibility allow. They will explore locations and options in the coming months and make sure the post office is still agreeable to these additions in an effort to organize the boxes and mail pickup.

8. Other

~ Bonny noted that as the snow melts, the dog waste becomes more visible, indicating people are not cleaning up after their pets.

~John commented that he has observed the helicopter approaching in a high-angle swoop during their landings. He said it is extremely loud and is planning to speak to Jim Wunsch about this.

~ The next meeting is scheduled for May 5th at 9:30 MT

9. Adjournment 9:46