Mountain Meadows Homeowner Sub-Association
Board of Directors Meeting
Tuesday, May 13, 2025
9:30 am (MT)
Minutes

1. Attendance

   Dave Resing
   Jennifer Squillario
   Don Gronberg
   Bonny Etchemendy
   Bobbi Marchese

   Demerie Edington, GTPM
   Edye Sauter, GTPM

2. Call to Order 9:33

3. Determination of Quorum
   With all board members in attendance, a quorum was established.

4. Reading and Approval of Board Meeting Minutes from February 26, 2025
   Jennifer moved to approve the minutes from 2/26/25. Don seconded the motion. All voted in favor and the motion passed unanimously.

5. Financial Review
   a. Delinquent Review
      Demerie reviewed the delinquent report noting that one owner has a lien filed on their account. She also explained the revised delinquent policy established by the Master Board which allows for owners to have a "one time only" waiver of a late fee. Additionally, GTPM will be free to contact the attorney to have a lien filed on owners who have received all letters and efforts to collect have been ignored.

   b. 2025 Financial Report
      Demerie explained the current financial report indicating the HOA has collected $104,977 in revenue and spent $57,175. Most of that has been sent to the Master HOA for dues. $6,380 has been transferred to the reserve account. There is currently $338,947 in the maintenance reserve account, and $65,054 in the operating account.

6. Old Business
   a. DRC Report
      Edye reported that there are currently two homes in the Master HOA that are under construction for additions. Another home will break ground on Kearsley and 8 additional homes are in the DRC review process. None of these homes are in Mountain Meadows.

7. New Business

a. Master Board meeting update
   Bonny reported that the Master Board met for several hours yesterday. They finalized the insurance policy updates, discussed of the capital reserve asset study, and had a discussion about the appearance and health of the waterways throughout Teton Springs. The board also discussed the new website which should be launched at the end of June. Board members are asked to submit a photo to be added to the new website.

b. Roof Material Discussion
   Edye discussed the request the DRC is receiving to allow for alternate roofing materials. People are beginning to see an increase in insurance requirements that do not permit shake shingles. The board is open to approving alternate roof materials such as asphalt or synthetic shingles. They do not want full metal roofs in Mountain Meadows. Edye will let the DRC know and have an amendment to the design guidelines drafted for approval.

c. Annual Meeting Discussion
   The annual meeting and social will be held in the tent behind the Lodge. Bobbi is not interested in running for the board of directors. Only one owner indicated their interest in the open position, so the election would appear to be uncontested.

8. Other
   Don has met with the company that repaired the concrete and sidewalks in the Mountain Meadows last year. There are a few more areas that need to be repaired. The board approved him to walk the property with Juan to put together a scope and estimate of repairs.

9. Adjournment 9:58