

Teton Springs Master Association

PO Box 2282
Jackson, WY 83001

Board of Directors Meeting

Tuesday, April 7, 2026

9:30 am (MT)

Zoom

Minutes

Participants

Board Members:

Jim Wunsch
Jill Baskin
Bonny Etchemendy
Susan Jackson

Grand Teton Property Management:

Tina Korpi
Demerie Edington
Edye Sauter

Others:

Kathy Hobart
Ben Johnson
K. Price
Mike

1. Call to Order 9:42
2. Determination of Quorum
With 4 of 5 board members present, a quorum was established.
3. Homeowner and Guest time
Kathy Hobart addressed the board in regard to their request to combine and build on 4 and 5 Kearsley and not combine 6 Kearsley. They intend to build a single-level home to extend over both lots 4 and 5. The home as designed is 40' wider than the building envelope. The DRC has informed her that the house as designed is too big for the building envelope on the lots. She requests reconsideration of the DRC decision by the Board.
4. Reading and approval of February 10, 2026, meeting minutes
Jill moved to approve the meeting minutes from February 10, 2026. Bonny seconded the motion, which passed unanimously.
5. Financial Review
 - a. Delinquent Report
Demerie reviewed the delinquent report, indicating that only 2 owners are severely delinquent and liens have been filed.
 - b. Y-T-D Financials
Demerie reviewed the finances for the first quarter. \$149,079 has been collected in income, which includes \$9,550 in interest

income earned. \$181,697 has been spent in the first quarter. These expenses include a maintenance reserve deposit of \$78,750 and snow removal for \$40,452.

Susan requested that a policy be developed for categorizing expenditures from the capital reserve account and those treated as ordinary expenses. Consideration should also be given to a tax-minimization strategy for the additional income being earned through interest. Tina explained that capital reserve expenses are typically not annual, routine expenditures; they are larger projects that have been identified in the asset study. Tina agreed to work with the accountant to develop a policy for the categorization.

6. DRC

- a. Update
Edye indicated the DRC reviewed two new homes; one in Mountain Meadows and another in the Cabins.
- b. 8/10 Kearsley Appeal
This will be discussed in executive session.

7. Business

- a. Final Approval of Amended Rules and Regulations
Susan moved to approve the amended rules and regulations, as discussed at the last meeting. Bonny seconded the motion, which passed unanimously.
GTPM will circulate the new rules to all owners with the inclusion on the cover page that the board revised them at this meeting. After 30 days, they will be put into full force and effect.
- b. Road/Pathway Inspection
GTPM received the road report from Nelson and will circulate it to the board for review.
The board discussed adding more speed bumps on Moulton at the request of homeowners in the Mountain Meadows subdivision. The board would like the Mountain Meadows board to have some input on this request and help suggest locations for new speed bumps.
It was noted that a lot of Club employees are the ones speeding through. Jim will address this with Cory Hanks.
Susan would like to add a sign to the outside of the gate on Targee Trail indicating that the Teton Springs entrance is to the west.
- c. Mail and Packages Discussion
The new parcel boxes are very helpful. However, not all mail carriers are placing slips in the boxes to inform residents when their packages are being placed in the guard shack. Also, some parcels are still being placed on top of the mailboxes for one address (the same box that the mail carrier used a Sharpie to leave a note). Tina will talk to the postmaster about these matters, and will request Marie to also follow up when she is back in town, as she has established a good rapport with the Victor Post Office.

d. Fencing Update

Jim indicated that all of the fencing along Targhee Trail is completed. They replaced the broken/fallen posts. The next area will be back by the Cabins and along 9500. Repairs to the fence on the road to Pole Canyon will also be undertaken. The club is providing the labor, and the HOA will pay for the materials. Jim will talk to Cory Hanks about the trash pile along 9500.

e. Call for Candidates

GTPM will be sending this letter out on April 9th, indicating that one board seat will be up for election. Bonny is considering whether or not to run for another term.

8. Other Items

~ Susan is concerned about the condition of the Teton Water and Sewer areas. It is cluttered and messy with their materials. Tina will talk to Jon Pinardi about keeping these two areas picked up.

~ There is new beaver activity in the pond north of the Wollahan home. Jim will address this with Cory Hanks.

9. Adjournment 10:50

10. Executive Session

The board entered executive session at 10:50 and adjourned at 11:30.