

Teton Springs Master Association

PO Box 2282
Jackson, WY 83001

Board of Directors Meeting
Thursday, September 3, 2026
9:30 am (MT)
Zoom

Minutes

Participants

Board Members:

Jim Wunsch
Jill Baskin
Marie Zolezzi
Susan Jackson
Todd Stevenson

Grand Teton Property Management:

Tina Korpi
Demerie Edington
Edye Sauter

Others:

Phyllis Wolinsky
John Meiter
Rick Norgart
Dawn Smith, DRC Chair

1. Call to Order 9:36
2. Determination of Quorum
With 5 of 5 board members present, a quorum was established.
3. Homeowner and Guest Time
~ John Meiter attended the meeting. He is on the Mountain Meadows board but wanted to address his concerns in his capacity as a property owner – not a Mountain Meadows Board Member - about the mail delivery, as homeowners' mail and packages are being misdelivered. The current mailboxes are a maze and further complicate delivery. The Board supported John's suggestion that he involve the Mountain Meadows Board to consider finding a suitable location to place new boxes for that neighborhood.

~ Phyllis Wolinsky addressed the board as she is trying to redo the deck on her Cabin located at 2 Riparian. She has been informed by the DRC that she is not authorized to extend her deck onto property that does not belong to her (it is common area of the Cabin HOA). She explained she would like to extend her deck over the existing patio, and it would not extend beyond that. She was uncertain if the supporting beams would be the same as what exists or where those would be placed. The board will do an on-site visit.

~ Rick Norgart addressed the board about a request for an appeal from the DRC. Jim Wunsch informed him that he must follow the process for such an appeal, and that the Board would not be reviewing the substance of his request at this meeting, as there was no notice of appeal officially filed or documentation provided in advance for board review. Furthermore, if he will be bringing his attorney in the future, he must inform the HOA so they can have counsel present.

4. Reading and approval of April 7, 2026, meeting minutes
Susan moved to approve the minutes from April 7, 2026. Jill seconded the motion, which passed unanimously.

5. Confirmation of Election of Officers
Jill moved to approve the following slate of officers.

Jim, President
Marie, Vice President
Jill, Secretary
Susan, Treasurer
Todd, At-large

Susan seconded the motion, which passed unanimously.

6. Financial Review
 - a. Delinquent Report
Demerie noted that the delinquent accounts were in excellent shape and there were no accounts needing board action at this time.
 - b. Y-T-D Financials
\$637,272 has been collected in operating expenses so far this year. \$566.662 has been spent so far this year. Susan would like to see the DRC fees reconciled: income vs. expense over the last five years.

7. Business
 - a. Final Approval of Amended Rules and Regulations
HOA Attorney Herb Heimerl drafted a revised section about damaging the Master common area and added a penalty/fine for violation of that rule. Marie moved to accept the rules as drafted by Herb. Jill seconded the motion, which passed unanimously

The board also discussed that during a future Board Meeting, the fines should all be reviewed, readjusted, and increased.
 - b. Discussion of Bylaw Amendment clarifying board election process:
Jim asked the Boise attorney to look at this matter, and it will be tabled until language has been prepared and circulated for review.
 - c. Road/Pathway Inspection
Tina met with the Engineer in early June to go over the projects and roadways. As of today, GTPM has not received anything back

from the engineer. She will follow up with Nelson to get a proposal for the board to review and approve.

The pathway damage requires further study, as much of the damage is being caused by the roots of the Cottonwood trees. Repairing the pathway alone will not be sufficient until the roots can also be managed.

d. Stop Sign/Speed Bump Sign Discussion

There was a homeowner in Mountain Meadows who was removing the speed bump caution signs from her yard, as she did not like the placement of the speed bumps. GTPM will send her a letter explaining the liability this creates and let her know that this is considered vandalism.

e. Mail and Packages Discussion

See above in homeowner time.

f. Fencing Update

Jim is working with BBR. They will continue repairing the perimeter fencing in sections, starting with repairs along 9500 S and then working on the fencing along Pole Canyon.

g. Lights at Guard Shack

The board would like to accept the proposal from Wolf Lighting to have the exterior lights at the guard shack on only from dusk until dawn on a timer (with a backup battery). There was a discussion that there are boulders and plants missing from the entry. Tina will ask Dani if she has noticed things are missing.

f. Homeowner email concerns

1) Greg Jones: Dog Bite

The board reviewed the narratives and history of this matter. Tina will call the sheriff to get copies of the reports related to the dog incident. She will also notify the HOA insurance agent and see if they offer any guidance.

2) Cyndy Engelhart: Trash enforcement & bear attractants at Club

The board would suggest that all homeowners look into getting a bear-proof trash bin. Information will be placed in the fall newsletter.

3) George Livingston: Club & Teton Water and Sewer violations & Pinardi successor

GTPM will ask that the trash pile be removed. Jon Pinardi is training his son to be his successor.

4) John Meiter: Mail issues with yellow slips and adding neighborhood boxes

Discussed in homeowner time.

5) Jamie Petersen: Stop signs in front of her home

This has been handled, as the stop sign at issue has been removed.

8. DRC

a. Owl and Bat Houses

Dawn Smith drafted language with plans, designs, and placement guidance permitting these. She will add to the drafted language that permission from the adjoining homeowner must be obtained. This information will be added to the Rules and Regulations and circulated with the fall newsletter.

b. Unbroken Expanses of Roof

Dawn presented amended language for this guideline specific to the Ranch lots. The Board would also like a definition for "guideline" to be defined in the introduction to the Design Guidelines. Jill moved to approve the language as presented. Todd seconded the motion, which passed unanimously.

c. Guideline Edits – fencing, garage doors, windows

This language on windows has been amended to be less restrictive, provided they complement the architectural theme of the house. There was conversation about garage door materials without a resolution. The board reviewed an amendment to the language on fences clarifying that fencing is only permitted in Ranch lots, and clarifying privacy/screening.

d. Bluegrass/Native grass along roadways

This will be discussed further at the next meeting.

9. Other Items

~ The untreated weeds and thistle from the golf course are adversely affecting everyone.

10. Adjournment 1:15

11. Executive Session

The board entered executive session at 1:15 and adjourned at 1:50