

River Hollow Homeowner Association
Grand Teton Property Management
P.O. Box 2282
Jackson, WY 83001
307-733-0205 Fax 307-733-9033

2018 Annual Meeting Minutes
July 11, 2018
12:30 PM
Home of David & Leslye Hardie
4575 River Hollow Drive

1. Attendance
- | | |
|--|---------------------------------------|
| Lot 1 Sanders- proxy (to David Hardie) | Lot 7 Manion- proxy (to David Hardie) |
| Lot 2 Hardie- present | Lot 8 Sieradski- not represented |
| Lot 3 Sheue- not represented | Lot 9 Koegler- present |
| Lot 4 Ferazzi/ Hammett- by phone | Lot 10 Bent- not represented |
| Lot 5 Cagann/MacIntyre- present | Lot 11 Shepherd- present |
| Lot 6 Haney- present | Lot 12 Peters- not represented |

Demerie Northrop – GTPM

Kelsey Bancroft, GTPM

Guests: Chris Colligan from the Greater Yellowstone Coalition
Amy Ramage, Teton County Engineer
Bob Hammond, Wyoming Department of Transportation
Gary Fralick, Wyoming Game and Fish

2. Call to Order 12:30
3. Determination of Quorum
With 8 of 12 lots represented either in person or by proxy, a quorum was met.

4. Guest Time
- ~ Bob Hammond, WyDOT re. Upcoming Bridge and Highway Projects. A traffic counter last summer at Pratt Road counted 26,000 vehicles passing on that road in one day. Bob reported that a new bridge and intersection will be constructed beginning in 2023. This project could take about 1 ½ years to complete. While they are still in the early planning stages of construction, there are a few items worth noting. The bridge will be a 4-lane bridge; building half of it at a time. There will be four lanes of traffic beginning at Emily's pond for about 600' over the new bridge and to the intersection of Highways 22 and 390. They are planning a "Florida-T" type intersection allowing eastbound cars on 22 to go around the light. They are currently mapping the area and terrain. This will be 90% federally funded with the additional 10% coming from the state of Wyoming. WyDOT has teamed up with coalitions for wildlife and pathways to help further defray some of the cost of the project. The highway department plans on getting feedback from people once grading plans are done. Bob stated that he would like to strike a good balance and strong communication with all the parties involved in the process.

They are looking at creating three crossings for wildlife and are working on balancing the needs of pedestrians, bikers and animals. If a school is going to be built in the Stilson parking lot, Teton County School District would first be required to conduct a traffic study. There would be a great deal of planning and discussions and work with Game and Fish would be included before anything was determined.

Anne stated the concerns the board has with people stopping along the highway to look at the moose. She is concerned for their safety as many park and cross the street without apparent regard to oncoming traffic, private property or the safety of the animals and people there.

~ Chris Colligan from the Greater Yellowstone Coalition stated that this area has been identified as a “priority ranking” for wildlife and is therefore the highest priority with the County’s master plan. They will work to keep as much distance as possible between the pedestrian crossings and wildlife crossings as they can. They are currently working with the Jackson Hole Conservation Alliance conducting a feasibility study. They would like to get donors and raise funds once the cost and prices of installation for the crossing structures is known; initial estimates are about \$3.5 million for the structures. They are going to build as large of a structure as they can to allow space for moose to cross through and he is confident that once the animals start using the crossings with success they will continue to do so and will make it a part of their lives.

~ Amy Ramage stated that the pathways work is outside the limits of the road project and will likely be done before the highway department begins their work. The board expressed their concerns about not wanting the pathway to cross moose habitat, specifically the proposed wildlife crossing, or to enter into HOA property. David and Gary both expressed their permission for pathways to access the right-of-way on their properties.

~ Gary Fralick from Game and Fish is willing to meet any homeowner outside of the meeting to discuss and review his work and findings. He is working on moose research initiatives along the Snake River corridor. He will be putting radio collars on 10 moose this winter to study and understand them in more detail. The objective of the study is to discover how these moose move and use their behaviors to get around Highway 22 and the riparian corridor. A secondary objective is to study between the two moose populations that are north and south of Highway 22 and determine their locality, their percentage of survival, and study disease and parasites. There will be several teams involved and the collars will give researchers data points with two hour updates. This study will continue before, during and after the highway construction project and will help them better understand the moose behavior. He welcomes volunteers or questions at any time.

5. Approval of the 2017 Annual Meeting Minutes
Ross moved to approve last year’s annual meeting minutes. Scott seconded the motion and all voted in favor.
6. Old Business
 - a) Road Maintenance Update
Murk looked at the road and did not find any material damage to it from the snow plows. While there are roots coming through some of the asphalt, the plows did not scrape deep enough to cause damage to the roads. The roots will be an ongoing maintenance issue. GTPM will continue to remind the plow company to keep the blade up a bit when plowing the roads and especially the bridges. David will contact Fish Creek to discuss this in more detail.
 - b) Bridge Maintenance Update

Cap sprayed the weeds that were coming up through the bridges and it is suggested that the bridges be power washed and stained every three years.

c) Water Flow / Headgate Update

There is clearly not enough water coming through the three culverts and the stream flow issue is one that originates upstream. There is a lot of silt built up in the siphon. Ross will speak to Chris Monson at the R-Park about clearing out the silt. He wants to also know if the water is being tested at the R-Park as there are several reports of people getting sick after swimming there. The water is stagnant and the water quality is questionable.

d) Noxious Weed/Mosquito Abatement Updates

Samples were taken from the ponds earlier this year and no mosquito larvae was found.

Boreal has been hired to spray the noxious weeds three times this summer over the entire River Hollow property at a cost of \$6,250/year. There will be a reduction in this expense as the years go on as there will be fewer weeds to spray over time. They are doing an extra spray treatment for free this summer as it appears that several areas were missed altogether during the first treatment.

7. New Business

a) Upcoming Possible New Development in Areas Near River Hollow

These were discussed by the guests above.

b) Water Rights

David spoke to the Teton County Hydrographer about the water rights coming through the headgate. River Hollow does have rights to the water but there are questions about the extent of those rights. It will cost \$2,500 for Biota to do research on the water rights and to find out what comes with those rights.

c) Dogs

Cap wanted to remind all owners that there is a control law for dogs in Teton County. If you witness a dog off the levee or harassing wildlife or people please try and get the owner information or at least a photo of the person, license plate and car, and or dog to report them to Teton County.

8. Financials

a) Review of the 2017 and 2018 Year-to-Date Financials

For the first half of the year all but one homeowner has paid their annual dues leaving a total income received \$22,000. The HOA has spent \$5,693.72 with \$3000 of that going to the maintenance reserve account. The bill for the first application of weed spraying has not been received and is not accounted for in those expenses. There is currently \$15,390 in the operating account and \$22,833 in the maintenance reserve account.

b) 2019 Proposed Budget Review

For next year the board has suggested changes to account for the noxious weed spraying (grounds maintenance) – this will come from funds that were previously earmarked for the maintenance reserve account rather than increasing dues. Ross moved to approve the proposed 2019 budget. Cap seconded the motion and all voted in favor.

8. Board Election

The terms of Gary, Anne and David are expiring. All three board members would like to rerun for a seat on the board. Scott Shepherd was also nominated for the board. After

the ballots were collected, Gary, Anne and David were all reelected to the board for three year terms.

9. Adjournment 3:10