



Annual Meeting Minutes
2 pm MDT Wednesday, October 9, 2019
Annual Meeting at the Home of Curt and Cecilia Connell
3640 Edge Braid Court

1. Call to Order

Curt Connell called the meeting to order at 2:08 pm MDT.

2. Attendance

Teton Saddleback Vistas

In Person: Curt and Cecilia Connell, Earl and Susan Abrahamson, David Arentz, Donn Larsen(3), Janet and Ken Plake, Alan Twitchel (2), Toby Salazar (2), Jon Wisby, Steve Wuthrich (2)

Via Phone: Don Henderson, Chad Harding (8), Mark Zabolotny

By Proxy: Julie Bryan, Lorelle Hunt, Jason Prickett, Sharon and Clarke Quisenberry (2), Bradley and Ann Shroeder, Steve and Holly Smit

GTPM: Tina Korpi, Kelsey Bancroft

3. Determination of Quorum

With 31 members present in person, via phone or by proxy, it was determined there was a quorum.

4. Introduction of Directors and Members

The board was introduced as well as the homeowners who were present in person or by phone. The Architectural Review Committee was introduced as well.

5. Reading and Approval of 2018 Annual Meeting Minutes

Curt made a motion to approve the minutes as written. Steve seconded the motion. The vote was all in favor. Minutes approved.

6. Review of Financials

The financials through 9.30.19 were reviewed. As of 9.30.19, the HOA had an income of \$66,123.85 and expenses of \$67,792.09 for a net loss of \$1,668.24. Kelsey pointed out the areas the association was over budget including landscaping and snow removal. Jon pointed out that there was some irrigation lines installed in Phase 2 to the gate causing an increase in expenses for the landscaping. Curt explained that the electricity usage from HAPI trails has been rectified and that HAPI Trails pays any excess amount of electricity over their lease rate.



As of 10.8.18, the association has \$18,937.02 in the operating account, \$33,333.16 in the road reserve account and \$9,325.26 in the general maintenance reserve account.

7. Determination of Annual Assessment

a. Review and Discussion of 2020 proposed budget

In reviewing the 2020 proposed budget, it was noted that the HOA dues income needed to be adjusted to account for the 9 lots that pay \$300 per quarter. That will be adjusted. Because the HOA is reducing the management responsibilities of Grand Teton Property Management to strictly financials, the management fee will be reduced to \$6000. Steve made a motion to approve the budget with the noted adjustments. Don Henderson seconded the motion. The vote was all in favor. The 2020 budget was approved.

8. New Business

a. Architectural Review Process

Curt explained the way the architectural review process has been working. The HOA now has a full committee with good experience. The homeowners discussed only having one issue with an owner not completing their construction within the timeframe stated in the CC&Rs. It was also noted that this home has been put up for sale. The owners discussed and would like to send the owner a letter to notify them of the remaining work that needs to be done.

HAPI Trails has been approved to build the barn they were proposing. They have received grant money and approval from the county as well as the HOA to build. They will likely begin in the spring.

b. Covered Bridge

Curt explained the options the association could go with in regards to the covered bridge. As many homeowners know, the bridge has not been maintained for many years. The homeowners discussed and the majority voiced that they would like to maintain the bridge as it is an aesthetic part of the community.

c. Road Maintenance/missing road sign

The roadways were crack sealed in 2018 and seem to be in good condition. Grand Teton Property Management received an estimate for the Slinger Court street sign. This has been approved by the board and the HOA is waiting to hear back from the sign company for this to be made and installed.

d. Reduced GTPM Management Services

Curt has been approached by several owners within the community that they would like to be more involved in the HOA. The board has discussed decreasing the responsibilities of Grand Teton Property Management to only handle the financials. The board has the authority to make



this decision, however, they wanted all owners input and wanted to put this decision to a vote. Steve made a motion to decreased GTPM's responsibilities to just financials. Jon seconded the motion. The vote was all in favor. As of November 1st the HOA will take over all maintenance and administrative aspects of the association.

Curt suggested having a point of contact for the various line items on the budget.

Steve Wuthrich grouped these items into 3 various categories to allocate a point of contact for each. David Arentz will be the point of contact for fencing, gates, lights and bridges. Jon Wisby will be the point of contact for roads and snow removal. Don Larsen will be the point of contact for landscaping, weeds and ponds. Each of these points of contact also have an additional owner representing the opposite phase they live in. Steve Wuthrich will help with other administrative items such as handling HAPI Trails and insurance.

These representatives will report to the board who will then make the ultimate decisions.

9. Other

~There was discussion about the fire pond. The fire pond has a leak in the liner. The HOA received a very large bid to reline the pond. The HOA decided against this and to continue to spend the extra funds on the extra use of the pump for the time being. Jon thought that another estimate was being obtained for this. GTPM will look into this.

~Phase 2 keeps their gates shut all the time, year round. Phase 1 has their gate open during the day Monday through Friday. There was discussion with the owners as to whether or not the gate in Phase 1 should be shut like Phase 2. The owners present decided to keep the gates as they are.

~Obnoxious weeds were brought up as a discussion item. A suggestion was made that the HOA send a notice to all owners to have their lots sprayed for weeds. If the lot is not sprayed by a certain date, the HOA will have them sprayed and bill back to the owners the cost of those weeds.

10. Election of Board – Curt Connell's seat is up for election

One three year term is up for election. Curt made a motion to elect Steve Wuthrich to the board of directors. Jon seconded the motion. The vote was all in favor. Steve Wuthrich was elected to the board of directors.

The board is:

Steve Wuthrich	term expires 2022
Earl Abrahamson	term expires 2020
Don Henderson	term expires 2020
Toby Salazar	term expires 2021
Jon Wisby	term expires 2021

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11. Adjournment

With no further business, Curt made a motion to adjourn. Steve seconded the motion. The vote was all in favor. The meeting was adjourned at 3:37PM.

Respectfully Submitted,

*Kelsey Bancroft
GTPM*

Approved at the 2020 annual meeting on July 7, 2020.

**Conference call number 877.820.7831
When prompted, dial 394111**