



Annual Meeting Minutes
4 pm MDT Tuesday, July 7, 2020
Annual Meeting held via Zoom

1. Call to Order

Steve Wuthrich called the meeting to order.

2. Attendance

Teton Saddleback Vistas

Via Zoom: David Arentz, Bead LLC (Donn Larson), Robert Ehnou, Don Henderson, Donn Larson, Net Prophet (David Harding) (8 lots), OFI Properties (Donn Larson), Toby Salazar (2 lots), Holly Smit, Jon Wisby, Steve and Pat Wuthrich

Via Proxy: Curt & Cecilia Connell, Mark Zabolotny, Kenneth Plake, Ed Holstein, Lorelle Hunt, Sharon Quisenberry (2 lots), William & Cori Neckels, Julie Bryan, Earle & Susan Abrahamson, Lynsey Dyer

GTPM: Edye Sauter, Kelsey Bancroft

3. Determination of Quorum

With 30 members present via zoom 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.

5. Reading and Approval of 2019 Annual Meeting Minutes

Jon Wisby made a motion to approve the minutes as written. Holly seconded the motion. The vote was all in favor. Minutes approved.

6. Review of Financials

The financials through 7.6.20 were reviewed. As of 7.6.20, the HOA had an income of \$47,432 and expenses of \$46,569.36 for a net income of \$862.98. Edye pointed out the areas the association was over budget including road maintenance and snow removal. Steve explained that there were some issues with some drainage, so they went in repaired that.

As of 7.6.20, the association has \$19,608.73 in the operating account, \$45,427.61 in the road reserve account and \$21,264.89 in the general maintenance reserve account.



7. Determination of Annual Assessment

a. Review and Discussion of 2021 proposed budget

Grand Teton Property presented a 2021 proposed budget. There shows no increase in HOA dues. Steve Wuthrich proposed an idea of decreasing the dues by 10% if the HOA dues are paid in full for the year by the end of January. The homeowners present were in favor of this. Toby brought to the point that they need to first verify that this can be done with respect to the governing documents. The board will look into this and move forward if it allows. They will notify the owners when this is decided. Grand Teton Property Management has proposed that there be some adjustments to some of the expense line items, still ending with a net income of \$624 for the year. Jon Wisby moved to approve the proposed 2021 budget presented by GTPM. Holly seconded the motion. The vote was all in favor.

8. New Business

a. Self-Management

Steve explained that last fall, the HOA decided to move towards self-management and continue with Grand Teton Property Management to only do the financials. This saves the HOA half on the management fee. The HOA has created 3 committees; fences/gates/lights/bridges, landscaping/weed abatement/ponds, and snow removal/roads. The HOA is always accepting volunteers for these committees and more. GTPM will re-circulate the contacts for those who are on those committees to all owners.

b. Seal Coating

Steve explained to the owners that they have been in contact with a couple of companies to seal and crack seal both phase I and II. This is expected to happen late summer/early fall. They will notify owners approximately 2 weeks prior to the project happening.

c. Weed Abatement

Steve let the owners present know that July 20th, Teton County will be going through the neighborhood to inspect for noxious weeds. If their properties need sprayed, the county will do so. It is, however, at a much higher rate than if the owners would contract out with a private company. Steve and Don Henderson expressed that Eric Moss with MD is a great contact for weed spraying.

d. CC&R Compliance

Steve discussed with the owners some of the issues they have had with owners not complying with the CC&Rs. He mentioned the many renters, dirt bikes roaming the streets and a wedding as examples. There was also some discussion of several boats and trailers being parked on lots within the neighborhood. He asked the owners present if they would be in favor of circulating a short version/reminder of the CC&Rs to all owners to help with owners complying with the



CC&Rs and Rules and Regulations. The owners agreed something should be done. These will be circulated in the coming weeks.

9. Other

Holly asked about the relationship with HAPI Trails. Both Steve and Don Henderson expressed how great it has been. Steve explained all that they have done with the property and help to maintain that area.

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

Two three-year terms are up for election. Holly made a motion to elect the same slate of Don Henderson and Earl Abrahamson to the board. Toby seconded the motion. The vote was all in favor. Don Henderson and Earl Abrahamson

The board is:

Steve Wuthrich	term expires 2022
Earl Abrahamson	term expires 2023
Don Henderson	term expires 2023
Toby Salazar	term expires 2021
Jon Wisby	term expires 2021

11. Adjournment

With no further business, Don Henderson made a motion to adjourn. Bobby seconded the motion. The vote was all in favor. The meeting was adjourned.

Respectfully Submitted,

*Kelsey Bancroft
GTPM*