



Annual Meeting Minutes
2 pm MDT Tuesday, July 20, 2021
Annual Meeting held via Zoom

1. Call to Order

Steve Wuthrich called the meeting to order.

2. Attendance

Teton Saddleback Vistas

Via Zoom: Earle & Susan Abrahamson, David Arentz, Michael Certo, Curt & Cecilia Connell, Rob Torti (Lynsey Dyer), James Fretwell, Don Henderson, Lorelle Hunt, Randy Lane, Jason Prickett, Douglas Putnam, William Roberts, Richard Romano, Toby Salazar, Ken Torti, John Vitali, Lance Vitali, Sam Walker, George H. Wilson III, Steve & Pat Wuthrich, Jodi Zabolotny

Via Proxy: Bead LLC (Donn Larson), OFI Properties (Donn Larson), Donn & Beverly Larson (2 lots), Theresa Chadwick, Frank & Melanie Hess, Ed Holstein, Paul Serpe, Smit Family Revocable Trust (Steve & Holly Smit)

GTPM: Tina Korpi, Marla Thurston

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 2020 Annual Meeting Minutes

John Vitali made a motion to approve the minutes as written. Don Henderson seconded the motion. The vote was all in favor. Minutes approved.

6. Review of Financials

The 2020 actual financials were reviewed along with financials through 6/30/2021. In 2020 the HOA had an income of \$84,365.71 made up of association dues, interest, miscellaneous income, and rental income. Tina pointed out the items that stood out. Electricity usage was over budget at \$6,374.57, the HOA budgeted \$6,000. Road maintenance was over budget at \$3,000 vs the \$1,000 budget. Snow removal was over budget at \$19,050 vs \$5,000 budgeted. Steve mentioned this is due to the HOA paying 2021 in advance. Weed control & fertilization was over budget at \$12,368 vs the budgeted \$3,300.



As of 6/30/2021, the association has \$34,572.76 in the operating account, \$21,881.80 in the road reserve account and \$24,325.17 in the general maintenance reserve account.

There are 4 delinquent accounts, one is very delinquent. Steve is going to investigate the delinquent lot owner and the Idaho statutes to determine the HOA's next move.

7. Determination of Annual Assessment

a. Review and Discussion of 2022 proposed budget

Grand Teton Property Management presented a 2022 proposed budget. There shows no increase in HOA dues. Grand Teton Property Management proposed to adjustment the electricity expense line item by moving the \$500 budgeted for telephone to electricity to increase the budget for electricity to \$6,500. Steve Wuthrich suggested keeping the 2021 budget for 2022. Toby Salazar made a motion to approve the 2022 budget. Curt Connell second the motion. The vote was all in favor.

8. New Business

a. Fences & Gates

Steve explained this is the year of replacing buck and rail fence and possibly gate replacement. Currently, there are some sections of buck and rail fence being replaced. Gate operators have been struggling for a few years and may need to be replaced. To replace the gate operator, it's about \$15,000 a piece for each gate complex.

b. Weed Abatement

Steve explained about a 3 year commitment with MD to treat the entire HOA, this is year two. Split treatments between roadway edges in the spring and lots in the fall.

c. Amendment to Exhibit A in the CCR's

Steve discussed the HOA's recent Amendment to Exhibit A in CC&R's. Exhibit A is the legal description of the whole development as originally envisioned back in 2006. Prior to the amendment it covered all the property from the HOA up to 2000 E and towards Darby Canyon. Prior to the amendment title companies were attaching this legal description document to all titles within this land zone that were not part of TSV HOA, as the document was popping up in title searches as an exception. The amendment to Exhibit A now covers the correct area of phase one and phase two of the HOA.



9. Other

Grand Teton Property Management suggested the board investigate how to amend the by-laws for obtaining a quorum and the simple majority. 25% was recommended by members of the meeting. A vote by mail was suggest to be the best way to adjust the by-laws.

10. Election of Board – Earl Abrahamson & Don Henderson’s seats are up for election

Two three-year terms are up for election. Earl Abrahamson and Don Henderson both volunteered to continuing to serve on the board. Steve made a motion to elect the same Don Henderson and Earl Abrahamson to the board. John Vitali seconded the motion. The vote was all in favor. Don Henderson and Earl Abrahamson were elected to the board.

The board is:

Steve Wuthrich	term expires 2022
Earl Abrahamson	term expires 2024
Don Henderson	term expires 2024
Toby Salazar	term expires 2021
Jon Wisby - moved	term expires 2021

11. Adjournment

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

Respectfully Submitted,

*Marla Thurston
GTPM*