

Annual Meeting Minutes
2 pm MST Wednesday, July 20th, 2022
Via Zoom

Informational Meeting – No Quorum

1. Call to Order

Steve Wuthrich called the meeting to order.

2. Attendance

Teton Saddleback Vistas

Via Zoom: Earl Abrahamson, David Arentz, Donn Larson (4 properties), Curt & Cecilia Connell, Rob Torti & Lynsey Dyer, Don Henderson, Frank & Melanie Hess, Lorelle Hunt, Beach Week Investments LLC (Robert Hyde), Sharon Quisenberry (2 properties), Jeremy Roberts, Smit Family Revocable Trust (Steve & Holly Smit), Tobias Enterprises (Toby Salazar), John Vitali, Steve Wuthrich, Jodi Zabolotny

Via Proxy: Michael Certo, Tim Donegan, Ed Holstein, Richard Romano, Kenneth Torti, Lance Vitali

*Delinquent accounts per Steve Wuthrich, **not** enforcing the governing documents for the 5 delinquent accounts present.

GTPM: Tina Korpi, Marla Thurston

3. Determination of Quorum

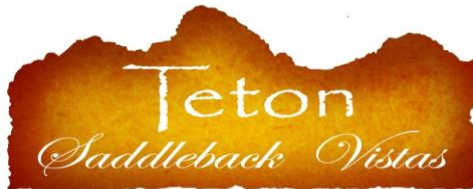
With 26 members present via zoom or by proxy, it was determined there was NOT a quorum.

4. Introduction of Directors and Members

5. Reading and Approval of 2021 Annual Meeting Minutes

No quorum, no action taken.

Teton Saddleback Vistas Homeowners Association
C/o Grand Teton Property Management
P.O. Box 2282 Jackson, WY 83001
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6. Review of Financials

a. Review and Approval of 2023 proposed budget

Steve and Marla reported that the expenses and income balance each other out at mid-\$80k to mid \$90k. The largest expenses are paid to MD for snow removal and landscaping. Both of these items are limited to an annual expense of \$10,000 and \$14,000 respectively. There have been issues with the well and pump system as well as issues with sprinklers that have caused issues with the landscaping threshold. Money is saved annually for the General Maintenance Reserve account, the Road Maintenance Account and an Operating Account. There are no changes in the proposed budget.

As there is no quorum, there cannot be official approval of the 2023 budget. Holly moved to approve the budget by whoever is present at the meeting. Sharon seconded the motion and no owners were opposed.

7. Update on lawsuit between Vintage II LLC and TSV

Steve provided some background on the lawsuit between the HOA and Vintage II LLC. Ultimately, Vintage II is attempting to develop 121 lots on what was originally supposed to be 49 lots. The HOA has reached out to get assistance from VARD (Valley Advocates for Responsible Development) and would encourage owners to reach out to this organization.

8. Other

~ The fire department called and advised that they will be closing down their location by the Driggs airport and move their facility to mid-valley. They have expressed interest in leasing between 2-7 acres of TSV open space to develop the new firehouse for a fair price. They are willing to do trail maintenance and hydrant testing among other concessions. The owners present expressed concerns about an industrial building in the neighborhood affecting the view corridor. There were also concerns about noise and light pollution and question of whether they had the right to just condemn the property if TSV wasn't willing to work with them. The point was made that they will be moving to the area one way or another, and it may be better to work with them and get some benefits and say in the process. The HOA would like to see a solid plan to consider before taking a vote.

~ Kirk announced that the parts for the Phase 1 gate are on back order but repairs will be made as quickly as they become available.



~ As the traffic on Highway 33 increases, so does the noise. The HOA may want to consider building a berm along the highway to try and cut down some of the extra highway noise.

9. Election of Board – Steve Wuthrich’s seat is up for election

No other owners present voiced interest in volunteering for the board, and Steve noted that he was happy to stay on. However, with no quorum, no action was taken.

10. Adjournment 3:23