

2023 RRR Owner's Association Annual Meeting  
September 19, 2023

**Attendees – In Person**

Jennifer & Lars Magnusson (6 Lots)  
Kurt Harman (2 Lots)  
Nancy Williams  
Kate Ohlandt & Jerry Wirkus  
Wendy & Dennis Mores  
John Fedders  
Wayne Powell (4 Lots)  
Jenny & Terry Wampler  
Jennifer & Chris Baugh (non-voting)

**Attendees – ZOOM**

Kristy Brehm  
Chris Holden  
Dean Ingram  
Travis Wirtherington  
Traci Birch  
Doug Gemmel (for David Choo)  
Jason Choo (for David Choo)  
Grand Teton Property Mgmt.

**Meeting Called to Order at 10:08 MST**, by Jennifer Magnusson, President  
**Quorum Established:** 17 In Person, 6 on ZOOM Call and 0 on Phone Call-In  
20% of 77 lots = 16

Quorum 23 + Proxys

**Approve 2022 Annual Minutes** – Distributed Sept. 7<sup>th</sup> & posted to GTPM site

Wayne Powell motioned to approve

Kristy Brehm seconded motion

Minutes Approved by vote

**Current Board Introductions:**

Jennifer Magnusson, President

Kristy Brehm, Secretary

Wayne Powell

Kurt Harman

Dr. Edward Alfrey

Chris Holden, Treasurer (Appointed)

**President's Report**

- 1) Gate – The new gate was designed, approved by the Board and installed. Many compliments on the design. The new gate access system has worked well overall. Those issues that arose were troubleshooted. Having each lot owner have their own unique passcode helps to monitor those accessing RRR thru the time stamp log technology included in the system. Inquiry regarding obtaining RFID, electronic stickers for the windshield of owner's

vehicles. The new board can check cost and capability with gate access system.

- 2) Roadway Sign Replacement – The roadway/highway sign at the entrance off Hwy. 33 was damaged by the heavy snow/removal this past winter. New signs have been ordered by the ID Dept. of Transportation.
- 3) Signage – There remains a need for new signage within the development, particularly in the cabin area. Jennifer recommended that the new Board seek input and recommendations from a committee. Important to coordinate with Lodge and Cabin Associations for consistency and shared costs. Committee Volunteers: Kate Ohlandt, Kristy Brehm, Jenny Wampler, Jerry Wirkus and Jennifer Magnusson.
- 4) Landscape at the Front Entrance has been updated and has greatly improved the appearance when entering RRR. The exception, is the broken, rotting light posts and lights. New Board needs to move on design (steel posts), new light fixtures, obtain estimates and implementation of new entry lighting. Landscape crew do an excellent job.
- 5) Maintenance Report – Kurt stated that it had been a horrendous winter, followed by a rainy, horrendous spring. The pump access road was regraded several times and then would immediately wash out with the subsequent downpours. Kurt suggested that we either use a different material on the paths and/or install bumps to prevent erosion. Kate inquired to the financial support received from the Ricks Family. Kurt replied that the Ricks are excellent neighbors and always contribute their fair share.
- 6) Path Access – Following several incidents these past few months of vehicles driving on the paths, a letter was generated to owners regarding the current restrictions in place that allow only smaller off-road vehicles on the path. The sharp turns, the deep muddy ruts and lack of space to turn around has caused vehicles to become stuck. Access by a tow truck is virtually impossible. Jennifer suggested the new board look at more equitable ways to address access issues, so as not to restrict access for owners. An inquiry was made to whose responsibility this issue belongs to. This is an HOA Board issue. Lars clarified that the Cabin Assoc. only handles water, sewer and maintenance of the common areas issues.
- 7) Aging Fencing – There was discussion on the issue of aging fencing and the financial responsibility of lot owners to cover those costs. This is an issue for the new Board to discuss and determine what actions are necessary and to obtain estimates for these related costs.

- 8) Design Review Committee Report – Kristy reported that activity of lot sales and recent listings have increased. Of the recent lots sales, she has spoken to the new owners and notified each of them of the Design Review Process. She has directed each of them to the documents online at GTPM for the CCR's, the Design Review Guidelines and the Interim Guidelines for guidance and to answer any questions. The current challenge remains in the valley to find an available architect, builder, sub-contractors and materials.
- 9) Snow removal was a major challenge this winter. Kurt stated that the two snow removal crews did an awesome job keeping the roads open during such extended and lengthy storms. The width of the access road kept narrowing. The crews were able to keep the RRR roads open when the highway was open. Roads were closed 26 days during this record snow season. Applause for Kurt's commitment and hard work overseeing the snow teams.
- 10) Jerry inquired about using a Rotary Blower. Kurt explained that we have access to a Rotary Blower, but conditions required the use of larger, heavier equipment for the majority of the winter. Owning our own Rotary Blower is cost prohibitive.
- 11) Weed abatement spraying was done twice. It has been effective. However, there may be the need for one more round in the spring.
- 12) There seemed to be some confusion as to the mowing of the lots, but Kurt is working thru those issues. Historically, we allowed an individual to do all the mowing within RRR, in exchange for them reaping the profits of the cuttings. However, the economy has change and that no longer makes financial sense for the farmer. The primary reason for mowing has always been and remains, fire suppression. Related costs are \$12,000a year to mow the lots and manicure the roadways. Kate inquired about the feasibility of charging homeowners.
- 13) Kurt took a moment to thank Jennifer for her leadership, dedication and hard work as the Board's president. The meeting attendees offered their appreciation and thanks to Kurt for the endless work he does on behalf of the owners of RRR. He remains an integral part of the negotiations and implementation of numerous projects for all our benefit.

### **Treasurer's Report**

- 1) Board Appointed Treasurer, Chris Holden, presented a detailed review of the income and expenditure for the past year. The excess costs for snow removal caused us to be over budget. Chris states that overall we're in a

good position on the balance sheet. Dues continue to be paid. GTPM does an excellent job tracking down and handling past due funds.

- 2) Kate brought up the current condition of aging fencing within the development. References were made to fencing responsibilities in the CCR's. Wayne suggested the new Board look at those responsibilities and the subsequent related financial costs.
- 3) Recommendations were made to look at the current dues schedule. Wayne suggested that the dues could slowly be raised over time along with small assessments, when necessary, to avoid future significant dues increases.
- 4) Chris reviewed the details of the proposed 2024 Budget. He fielded questions.

**Approval of 2024 Budget** – Copies were sent to owners by Grand Teton Property Mgmt.

Jerry Wirkus motioned for approval

Kurt Harman seconded the motion.

Budget was approved

**Introduction of Candidates:**

- Kristy Brehm
- Wayne Powell
- Jenny Wampler
- Nancy Williams
- Travis Wirtherington

Each candidate gave a short bio and offered their qualifications & interest in being a Director.

A suggestion was made that the voting rules be amended to allow for updated technology revisions that would allow voting in person via ZOOM call presence.

**Election of New Directors**

Kate and Terry Wampler were proctors in the counting of the ballots and presented the election results. Kristy Brehm and Wayne Powell receiving an equal number of votes were re-elected to the Board as Directors.

The complete list of directors and terms follows:

- Kristy Brehm, 3-Year Term (Term expires 2026)
- Wayne Powell, 2-YearTerm (Term expires 2025)
- Edward Alfrey (Term expires 2025)
- Jennifer Magnusson (Term expires 2024)
- Kurt Harman (Term expires 2024)

## **Other Business**

- 1) Kate thanked Jen for all her efforts to organize the annual meeting and distributing the necessary documents.
- 2) Kurt explained the challenges and issues that have arisen regarding the irrigation access on Westside lots. Both Kurt and Kristy have spent weeks looking through county records and maps, to locate any irrigation documents. Kristy recently located one and sent it to Kurt. Not sure if it will have any impact on resolving the problem.
- 3) A question was asked about the status and updates on Div. II. Kurt explained that we're working on resolutions to will be mutually agreeable to both Div I and Div. 2. Doug Gemmel, present on the call on David Choo's behalf, informed the meeting that there is a scheduled meeting of the Planning & Zoning Committee on Oct. 10 for application approval and reinstatement of the golf course in Div. 2.
- 4) Kate clarified to the new owners present that Div. 1 and Div. 2 have nothing in common, other than the Overlook Lodge. They are two separate entities, as established by the amended CCR's.
- 5) Jerry inquired about the date and time of the Annual Meeting for the Overlook Lodge Owner's Assoc. No date or time has been established. Don O'Shea and Sean Essery are the sitting board members. The recommendation was made that the new HOA Board coordinate with the OLOA to facilitate the scheduling of the meeting. The ability for the two Boards to work in unison is critical to RRR.
- 6) Kate requested that next year's annual meeting be held in the summer months when more homeowners are in residence and able to attend,

**Meeting Was Adjourned at 11:40am MST**

**Respectfully submitted, Kristy Brehm, RRR Board Secretary**