



1. Attendance

Teton Saddleback Vistas

In Person

Curt and Cecilia Connell
Don and Maria Henderson
Pat and Steve Wuthrich
Jon and Racheal Wisby
Daryl Dinkla
Don and Bev Larson

By Phone

Chad Harding

By Proxy

Julie Bryan
Tom Slatter
Bill Neckels
Holly Smit
Ed Holstein

GTPM

Julie Hamby

Other

Amy Potter, Attorney, Garland and Potter
Anna Trentadue, VARD attorney
Lindsey Ziegler, Teton Wildlife Rehabilitation Center
Julie Martin and Jennifer Carter, Hapi Trails

2. Determination of Quorum

With 35 owners present in person, by phone or by proxy, it was determined there was a quorum.

3. Introduction of Board of Directors and Members

Those present in person and by phone introduced himself or herself.

4. Review of 2015 Annual Meeting Minutes



The members present reviewed the 2015 annual meeting minutes. Jon made a motion to approve the minutes as written. Pat seconded the motion. The vote was all in favor.

5. *Review of 2015 actual expenses versus 2015 Budget*

Pat Wuthrich reported on the 2015 actual expenses versus the 2015 budget. The expenses were over budget \$16,690.00 for 2015. The HOA was over budget in several areas including landscaping, legal fees, and gate maintenance.

Julie reported that as of July 7, 2016, the HOA has \$34,344.83 in the operating account and \$9,096.21 in the road reserve account.

6. *2016 and 2017 proposed budget*

Pat reviewed the 2016 and 2017 proposed budgets. For 2016, a dues increase of \$275 per quarter is proposed to begin on 10/1/2016. The dues for 2017 are proposed to be \$275 per quarter. Pat reported this was to cover increases in operating costs and to establish a maintenance reserve account to cover capital expenditures such as landscaping projects, fire pond repairs, gate system replacements, etc. The members present discussed the proposed budget. A member asked if the HOA was limited to the amount the dues could be raised. Amy stated the HOA could raise the dues as proposed in the budget.

Don Larson made a motion to approve the 2016 proposed budget with the \$275 dues increase to begin on 10/1/2016. Don Henderson seconded the motion. The vote was 32 for, 3 against. The motion carries.

The members present discussed the proposed budget for 2017. Pat made a motion to approve the 2017 proposed budget with the \$275 per quarter dues increase and that next year the HOA would analyze the dues on the 2018 proposed budget with the aspiration to reduce the dues if possible, but with no guarantee that the dues would be decreased. Jon seconded the motion. The vote was 32 for, 3 against. The motion carries.

7. *Discussion of Potential Arena Lot Uses*

Anna with VARD was present with two non-profits to present their preliminary proposals to use the arena lot.

Lindsey with Teton Wildlife Rehabilitation Center explained that they are a non-profit that rehabilitates



wildlife injured by human causes. They take in all kinds of animals. She stated that they need about 2.5 acres to operate, and explained what infrastructure they would need to establish. She also reported on their annual budget, and how they are funded. She also explained how the animals are cared for (vet visits, etc.).

Julie with Hapi Trails explained that they are a horse rescue non-profit. They take in abandoned and abused horses. Jennifer explained that they also use horses for equine psychotherapy. They need about 5 acres to operate, and explained the infrastructure required for their operation. They reported on their annual budget and how they are funded. They explained how the horses are cared for (vet visits, etc.)

Both Teton Wildlife Rehabilitation Center and Hapi Trails stated they felt the two operations could be compatible; however, Teton Wildlife Rehabilitation Center does not like the public near their animals.

Other options for the Arena Lot was also discussed-

- Allowing the lot to go back to its natural condition
- Recreational center either for the HOA or the Teton Valley community
- Community Clubhouse
- Equestrian Theme Park
- Location for a private school which would involve a land lease
- Join with other HOAs to create a private horse facility
- Sell as a residential lot. An owner asked if this was possible. Amy stated it was still zoned residential and that a variance was given for the barn, and there was a conditional use permit for the clubhouse that was planned to go there.
- Cleaning up the lot and determining how to proceed later.

8. Other Items

- The members present discussed funding of projects in the two phases. They discussed if those owners should only pay for a project in one phase. Amy stated that nothing in the CCRs allows the HOA to separate assessments.
- Vacation rentals were discussed. Rentals are not allowed in the CCRs. Julie will draft a notice for the board to approve to be sent to the owners who are renting out their homes.



- An owner expressed his concern with a home that has been built in phase 2. The owner feels the ARC rules need to be clarified.
- Amy gave an update on legal items. The members present discussed these issues.
- Landscaping in phase 2 was discussed. The plants have not been planted at the center island in the phase 2 west gate and the grass needs to be cut at the phase 2 east gate. Julie will contact the landscaper about these items.
- Weeds are in the phase 1 flower beds. Julie will also speak with the landscaper about this.
- The members present discussed the need for a landscape plan. Julie will set up meeting with the landscaper and a board member at the property.
- An owner thought there was supposed to be an additional fire pond in phase 2. Jon will discuss this with the Teton Co Fire.
- The members present discussed cleaning up the arena lot. Julie will get quotes on cleaning it up.
- Jon stated that Carl Nagel, who owns the adjoining property, had proposed working with the HOA on the cattle grazing. The board will discuss this at the next board meeting.

9. Election of board

One three-year term is up for election. Jon nominated Curt. Toby seconded the nomination. The vote was all in favor.

10. Adjournment

With no further business, the meeting was adjourned.

Respectfully Submitted,

Julie Hamby
Grand Teton Property Management

***Approved at 2017 annual meeting



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