

Gros Ventre North Owners 'Association
2021 Annual Meeting
August 27th, 2021 4:00 p.m.
Via Zoom

Owners Present:

John Lummis	Lot 2
Warren Naphtal	Lot 6
Edward & Nancy Hamming	Lot 7
Jon Atkeson	Lot 8
Chad Carlson	Lot 10
Jeff & Letitia Mann	Lot 12
Justin and Michelle Hunt	Lot 14
Sarina Soriano	Lot 16
Scott Spector	Lot 23
Greg and Mary Pearlman	Lot 31
Lorri Carson	Lot 44
Melissa Ferron	Lot 56
TP Acquisitions	Lot 57
Nazca Fontes	Lot 60
John & Amy Aubrey	Lot 65
Dick Ryan	Lot 68B
Jeffrey Trenton	Lot 69
Randy Barker	Lot 70
Randy Foutch	Lot 71
Arthur & Rhonda Baines	Lot 74
Kathy Gross	Lot 76
Doug Stanley	Lot 77
Mickey Kane	Lot 78
David & Nancy Donovan	Lot 80
Susan Ryder	Lot 86
David Lawrence	Lot 90 and 92

Owners Present by Proxy:

AMR Trust	Lot 3	Proxy to - David Lawrence
Mark Maisto	Lot 21	Proxy to – Majority of the Board
Kenneth Muth	Lot 28	Proxy to – Majority of the Board
John & Barbara Vogelstein	Lot 29	Proxy to – Nancy Donovan
Thomas & Sharon Cunningham	Lot 34	Proxy to – Danny Williams
North Gros Ventre Investments	Lot 83	Proxy to – Majority of the Board
Glenn & Lisa Steele	Lot 93	Proxy to – David Donovan

Others in Attendance:

Wendy Meyring, Mountain Property Management (MPM)
Josh Kilpatrick, Nelson Engineering

Call to Order:

Dave Lawrence called the meeting to order at 4:03-pm. New owners introduced themselves.

Wendy Meyring verified a quorum was present.

Approval of the 2020 Annual Meeting Minutes:

Owners reviewed the 2020 meeting minutes and with no questions or objections, the minutes were approved by Majority.

President's Report – David Lawrence

David Lawrence is acting president of the HOA, after Sanjay and Nada Jain sold their home. Dave thanked Sanjay and recognized him for his many contributions to GVN during his tenure as President.

David shared his personal history in the community and gave a brief overview of what will be discussed during the meeting. Thanks were given to John Aubrey, who will present on the water infrastructure water use and Evan Weiner, who has overseen the Gros Ventre North (“GVN”) roadwork.

The Site Committee was recognized for their hard work. Personal thanks were also given to Andy Salter, David Landes, and David Donovan for their work and contributions to the community. Kathy Gross was thanked and is serving as Vice President. Dick Ryan, as Treasurer, will give the financial report.

David acknowledged the changing state of the butte with new homeowners, new builds, and increased property values. The Board has decided on two new initiatives for GVN:

1. They will implement and create a strategic plan for the build out and maintenance of the community. The Board hopes to present this plan next year. This plan will allow the HOA to effectively budget for long term items and mitigate possible liability exposure.
2. A new committee will be established which will be responsible for the beautification of the community as a whole. They will be responsible for signage, landscaping, and maintenance of common areas. The Board is actively seeking volunteers to contribute to both of these initiatives.

Water Report

John Aubrey provided a recap of the water system. The pipelines and wells in the community are well thought-out and engineered, but require maintenance. Fire prevention is also a focus of the committee and subdivision. The HOA has four wells: wells numbers two, three, and four currently produce water. In 2020, on average 340,000 gallons were produced every day. This year, those rates have increased to an average of 356,000 gallons.

Gros Ventre North's water system is operated in part by Clear Water Operations. Remote controls monitor the wells in the community and have been very helpful. Clear Water Operations monitors this daily and visits the site on a weekly basis.

Rendezvous Engineering also provides consulting and analysis on the water system and equipment as needed. Mountain Property Management handles all notifications and communicates with owners.

Pressure-reducing valves in the community are 30-40 years old and are slowly being replaced. The budget to do these replacements was approved in 2020. Due to the current economy, the cost of these products has increased. Hydrants will be replaced at the same time in hopes to recoup labor costs.

John Aubrey shared of a neighboring water system that failed and expressed the importance of systemizing and maintaining the water system. Tests are run every month and the community has very

clean, good water. Even so, residents are encouraged to be conscientious of the water they use for irrigation and encouraged to conserve as possible.

Mick Kane mentioned a pressure burst that occurred in his home years ago and wondered if the new valves will prevent this from happening. The new valves are being replaced due to age and other factors may have contributed to the burst.

Owners are invited to meet with the water specialist in order to determine the recommended amount of irrigation for their property.

With the increase of construction and new builds, water usage is expected to increase. The HOA is anticipating this and ensuring the wells are capable of maintaining more homes.

The current system would only be able to fight a fire for a short amount of time. Part of the strategic planning the Board would like to create a fire plan for the subdivision.

Rendezvous has looked at water mains and reported that they are in good shape. Water meters were discussed as a way to monitor water consumption. This would be a large expense.

It was suggested that an email regarding water usage be sent to owners. It was also asked that coaching or suggestions for effective water systems be shared with owners who have new construction projects.

Road Work

Josh Kilpatrick, with Nelson Engineering, described the progress on the roads. The roads in GVN have existed since the 1980's. The community has done an excellent job of maintaining the roads. Nelson Engineering has been involved with the road maintenance since 2005. Their 2020 study yielded the need to create more drainage and recommended completing a chip-sealing. It is recommended to do a chip seal every 5-7 years. Drainage and ditches are intended to get the water off of the road as quickly as possible.

Josh reviewed the work done this year. The road may need a bit more patching from Evan's Construction. Overall, the chip seal was a success. The program Gros Ventre North has implemented regarding road maintenance has been successful in prolonging the life of the roads. An owner asked about the bumpiness of the road where Pratt and Trader intersect (between the homes at 2250, 2275 and 2350 Pratt). Nelson Engineering will look into it after the chips get swept to see what else needs to be done. Also, the section of road near 1550 N. Pratt tends to be a place where vehicles slide off the road. Guardrails or signs to slow down may need to be placed in this location.

In general, speeding has been an issue in the subdivision. Owners are also reminded to have proper winter tires on their vehicles.

Site Committee

David Donovan thanked David Landes, Andy Salter, and David Lawrence for their previous work on the Site Committee. The Site Committee currently consists of himself and Doug Stanley. A volunteer was solicited to join the Site Committee.

There are a total of 71 lots. Mountain Laurel has 3 lots which contribute to the GVN funds. They pay the same annual and sinking fund dues, but do not hold a vote. The HOA does not have a say over the homes there.

As of May 11, 2021, there were 16 vacant lots. Since then, three lots are under construction and three are in the process of receiving permits. There are three protected lots in the community, leaving six or seven lots with no plans of construction at this time.

Any exterior remodeling requires approval from the Site Committee. The deposit for construction has been raised, depending on the size of the project. These deposits cover architectural and landscaping consultants and cover any fines that were levied. The balance is refunded once the project is complete.

Neighbors of new construction projects will be consulted and allowed to provide feedback. But, they will not be part of the approval process. David commented on the wonderful atmosphere in the neighborhood and spoke to how it affects land values.

Management Report

Wendy Meyring gave an overview of HOA operations. Plans of exterior changes can be emailed to her.

- The bollards have been operating fairly well since their replacement a few years ago. The exit bollard was recently replaced, and the one removed has been re-furbished and can now be used as a spare.
- Recycling was reduced to only glass and aluminum in the trash shed. This change was implemented due to the local recycling standards. This change has helped the trash shed stay clean. If owners would like to recycle other items, they can do so at Albertsons or at the main recycling center at Adam's Canyon. Residents are reminded to break down cardboard boxes. Trash is collected six days a week during the summer and recycling is collected three days a week.
- Bollard access codes can be changed at any time with communication to Wendy.
- Owners were asked to control their speed in the neighborhood.
- Road sweeping from construction projects is the responsibility of the owners and contractor.
- Current construction guidelines allow work from 7:00am until 7:00pm, Monday through Friday, while work can begin no earlier than 8:00am on Saturdays, and is not permitted on Sundays. Loud noise (90 dB as measured at the source) such as heavy equipment operation is prohibited between 5:00 p.m. and 8:00 a.m. and altogether on weekends and holidays except as may be approved by the Committee.
- Owners are invited to share any concerns with Wendy and she will pass them along to the Board.

Financial Report

Dick Ryan gave a financial report. Dues have not changed in the last few years. Around \$250,000 in dues was collected and the HOA only spent \$215,000.

The Sinking Fund has roughly \$640,000 at the beginning of this fiscal year. Road expenses will use some of these funds, but the HOA should maintain a \$300,000 cushion. It was recommended that some of the funds be used for beautification of roadways and common areas.

Dick Ryan proposed that the dues remain the same at \$3,000.00 and the operational budget be approved. Mick Kane made a motion, David Donovan seconded, and no one opposed.

David Lawrence proposed that the current and planned infrastructure, improvements, and projects as outlined in the sinking fund and to keep the sinking fund dues at \$3,500.00 per lot. Jeff Trenton seconded the motion. No one opposed.

Elections

Three positions on the Board are currently available. Both David Lawrence's and David Donovan's terms expire this year. They are both willing to serve another term.

In addition, there another open seat. David Lawrence nominated Chad Carlson to serve on the Board. Jeff Trenton made a motion to approve the re-electing David Lawrence and David Donovan, as well as the nomination of Chad Carlson to serve on the Board. Mick Kane seconded, no one opposed.

New Business

Chad Carlson inquired about fire evacuation plans. If Pratt Road were cut off, there is no exit for residents of the community. This is something the Board is working on. MPM has reached out to Nelson Engineering and Teton Wildfire Mitigation to further investigate and create a plan. This is a priority for the Board.

Owners can consult with the county on how to eliminate fire hazards. If trees are being removed for fire-safety, the plans still need to be approved by the site committee.

The discussion turned to roofing materials, now that cedar shakes are not permitted per the Teton County guidelines, synthetic shakes are an alternative. The Site Committee will update the guidelines.

With no further new business, the meeting adjourned at 5:35 pm.