

Gros Ventre North Association
2022 Annual Meeting
August 26, 2022 at 4:00pm MST

Owners Present:	Patty Lummis	Lot 2
	Nancy Hamming	Lot 7
	Chad Carlson	Lot 10
	Geoff Gottlieb & Tenessa Singleton	Lot 19
	Margaret Johnson	Lot 48
	Dominique Claessen & Melissa Ferron	Lot 56
	Gaston & Mercedes Azcarraga	Lot 57
	Vance Vanier	Lot 58
	Jerry & Mary Lundquist	Lot 59
	John Aubrey	Lot 65
	Dick Ryan	Lot 68B
	Jeffrey Trenton	Lot 69
	Randolph Barker	Lot 70
	Randy & Jean Foutch (via zoom)	Lot 71
	Jonathan Cummings & Holly Hegener	Lot 72 & 73
	Arthur & Rhonda Baines	Lot 74
	Mark & Kathleen Gross	Lot 76
	Teri Kane	Lot 78
	Carlie Hills & Chris Hills (via zoom)	Lot 81
	David Landes	Lot 88
	Karl Stern	Lot 91
	David Lawrence	Lot 90 & 92
	Joseph & Marilyn Branca	MLOT1

Represented by Proxy: Paul & Anne Ruttle, Lot 3 to David Lawrence
Jonathan Atkeson, Lot 8 to David Lawrence
Ken & Kate Muth, Lot 28 to Majority of the Board
John & Barbara Vogelstein, Lot 29 to David Donovan
John & Amy Fraser, Lot 32 to Majority of the Board
Thomas Cunningham, Lot 34 to Majority of the Board
Evan and Gwen Weiner, Lot 64 to John Aubrey
Caroline Mortimer, Lot 66 to Laura Zepko
Doug Stanley, Lot 77 to Kathy Gross
William Waterman, Lot 30 & 75 to David Donovan

Others Present: Wendy Meyring, Mountain Property Management "MPM"
Laura Zepko

Introduction

David Lawrence called the meeting to order at 4:17 pm and reviewed the agenda. New owners introduced themselves.

2021 Annual Meeting Minutes

Jerry Lundquist made a motion to approve the 2021 Annual Meeting Minutes. Jeff Trenton seconded the motion. No one opposed. The minutes were approved as written.

President's Report – David Lawrence

David Lawrence provided a update on projects the Board has been working on over the past year. The CC&R amendment prohibiting fractional ownership and allowing online voting passed with a 54-0 vote. A comprehensive survey was sent to association owners and the Board was able to review the feedback. The Board completed a wildfire mitigation plan and received recognition from Firewise USA. John Aubrey and his team upgraded and modernized the water system. The community enhancement committee has improved the entrance and has added additional screening around the community. The roads have been maintained the best they can given the amount of construction around the butte, with thanks to Evan Weiner leading our Road Committee. The design guidelines are currently being updated to meet current concerns and needs.

Moving forward, the Board would like to improve traffic safety, increase the safety and reliability of the water systems, and continue building on fire safety improvements. The Board also plans to upgrade the appearance of the trash shed, implement the new design guidelines, and will research options for having mailboxes installed on-site.

Water Report – John Aubrey

John Aubrey gave a report on the water system, and projects currently underway. The association is working to replace all the valves. This replacement of the valves is consistent with the materials utilized by the Town of Jackson. The association has three wells that produce water. He shared current water usage statistics. The system renovations will not be finished until Spring 2023. Federal and State laws require private water systems to maintain a level of output consistent with the max daily flow, even if their main well is not in use and future work is directed towards assuring we will pass that test. The HOA plans to continue these improvements in 2023.

Roads – Wendy Meyring, on behalf of Evan Weiner

Wendy Meyring read the following:

August 23, 2022

GROS VENTRE NORTH ROAD UPDATE

1. Heavy construction traffic from new home building has caused road damage at several locations along our road network. Asphalt removal and replacement was conducted at various sites. This will continue as several new homes have started and likely will generate some continued damage which we will monitor and repair as needed. The patch work this year will cost about \$50,000 to \$60,000.
2. Road cracking work will get done this year. This includes killing the vegetation within the roadway, cleaning and sealing the cracks with a rubberized crack sealant. This prevents further damage. This work will cost approximately \$35,000.
3. All guardrail repairs should be complete by the end of the season. This work will be done on a T & M basis. This should cost between \$12,000 and \$15,000.
4. Striping will be completed next year. This should cost \$12,000.
5. The chip and seal work is complete and coming in a little under budget. There are two tight turns heading up the hill where heavy truck traffic has stripped the rock chips from the surface of the road. Chip and seal work is done in June and July for temperature reasons. Josh Nelson and I will mark the roadways and have the contractor return next year to reapply chip and seal where the damage has occurred. There is no cost estimate for that at this time.

We have a complete station-by-station road pavement study that Nelson Engineering and I use to pinpoint problems geographically and assure that each part of the road is looked at carefully. If anyone would like a copy of these engineering documents, I would be happy to forward them. We also had engineered Middle Pratt Road in hopes that Gros Ventre West would build that section to the same specifications that we built Lower Pratt Road. Middle Pratt Road has narrow shoulders that do not meet County specs. We may want to make another effort to encourage our neighbors to meet specifications on Middle Pratt Road.

There has been discussion regarding the speed control on our roads. Four options: more signage, speed bumps, active signage and enforcement. Speed bumps cause damage to plows and permanent speed signs get ignored after a while. Flashing speed indicators that tell you how fast you are going seem to work well. We can rent them and try. I doubt we want off-duty police scouting the roads.

I would be happy to answer any questions.

Best regards,



Evan

Wendy added that the bollards have been lowered Monday – Friday, 7:00 a.m. -2:30 p.m., as an experiment to help accommodate heavy construction traffic during these times. The decision to keep the bollards down will be re-evaluated in mid- September. The bollards are currently down due to a communication issue. We hope to have this issue resolved soon. We are waiting on a vendor to come and inspect the Door King system. In regard to the bollard accident in June, all the parts have been replaced and are working. The driver's insurance who hit the bollard will be covering the associated repair costs.

Site Committee – David Lawrence, on behalf of David Donovan

David Lawrence provided an update on the actions of the Site Committee over the past year. There are currently six new projects under construction. In addition, four remodels are in progress. The updated design guidelines will have regulations regarding fire mitigation and weight restrictions will be implemented for roadways. The design guidelines are currently being reviewed by the association's attorney and should be implemented within the next few months. Owners at the meeting asked to be notified of construction projects that border their lots. It was shared that with the updated design guidelines will allow neighbors to review the site plan in relation to adjacent properties. In addition, they may view the final landscape plans. Concerns by adjacent lot owners will be considered when reviewing plans. The remaining undeveloped lots do not have building envelopes.

Community Enhancement Committee (CEC) – Chad Carlson

Chad Carlson provided an update on the actions of the CEC. The Board hopes to repeat the annual survey again this winter to receive further/updated feedback. Wood fencing and additional plantings were installed at the entrance, screening the utility boxes.

Current items/tasks on the CEC's list to be completed:

- The committee hopes to have a landscape designer assist with planning in the next year.
- The committee is looking at possibly replacing the bollards with gates.
- The committee is working on the feasibility of and evaluating siting and development of a community mail structure.
- There is no water source to the trash shed, making plantings difficult. The committee is working to come up with a plan to improve the appearance of the trash shed. A proposed design was available for owners to view during the meeting.
- The Johnsons gave the HOA permission to run water to the snow-plow storage area. This will allow the HOA to install some plants and trees to further screen the area.
- Homeowners are encouraged to locate their utility boxes. If they feel that the location could be hazardous, they should contact Lower Valley Energy. Plant screening recommendations for utility boxes will be shared.

ONR App

Chad Carlson shared information regarding the new ONR website and app. This app will be used to replace gvna.org site to house all HOA documents, and for community notifications, communication and updates. Owners should contact MPM if they have not yet received an opt-in invitation for electronic notifications and electronic voting through ONR. Owners who chose not to opt-in will continue to receive notifications and voting materials via postal mail.

- Wildfire Risk Mitigation

- Gros Ventre North has had a community wide Wildfire Risk Reduction Plan developed and several recommendations have already been executed.

- A GVN Wildfire Action Plan was created and has been shared with all Owners.
- GVN sits within the Teton County Wildland Urban Interface.
- During the process of working to create a wildfire plan for the subdivision, this raised the issuing of the possible need to install back-up generators to power the wells if the electricity were to be cut off during a fire. The Water Committee is actively pursuing options for back-up power solutions.
- The Board is working with Nelson Engineering to determine improved evacuation routes, as the HOA only has one roadway to enter and exit.
- Teton Conservation District marked trees along 6-feet of the GVN roadways that need to be removed in addition to any dead or down material within 15ft of the roadways. These items have been removed. Updates and additional information can be found on the ONR app.
- Owners were reminded that tree removal (or additions) for fire risk mitigation still need to be approved by the Site Committee.
- GVN hosted a "field trip" with 18 members of various Teton County Fire / EMS, Bridger Teton and Battalion Chiefs in July to provide full-community visibility ahead of a potential emergency event.
- GVN applied for, and obtained, Firewise USA designation for the community, one of only two in Teton County and one of ten in Wyoming in recognition of the wildfire risk reduction efforts through 2021.
- Anyone interested in being part of the Firewise Committee is asked to reach out to the Board.

Financial Review/Budget – Dick Ryan

Dick Ryan presented the 2021-2023 financials and the proposed budgets (operating and sinking fund) for 2022-2023. Due to increased labor costs and inflation, the Board is proposing an increase in HOA operating dues by \$300 per lot (\$3,300/year/lot). The Sinking Fund is proposed to increase by \$400 per lot, per year (\$3,900.00/year/lot). Dick provided explanations for why these increases are needed and elaborated on potential future projects that the sinking fund assessments will be funding. Jeff Trenton made a motion to approve the annual dues at \$3,300 per lot. No one opposed. The motion passed. Jeff Trenton made a motion to approve the annual sinking fund assessment at \$3,900.00 per lot. No one opposed. The motion passed.

Board Elections

Kathy Gross' term ends this year. She was nominated to serve another term. Karl Stern made a motion to re-elect Kathy Gross to the Board. No one opposed. The motion passed.

By-Law Amendment – Online Voting

Patty Lummis made a motion to approve the By-Law amendment to bring consistency to the By-Laws and CC&Rs to allow online voting and prohibition of fractional ownerships. Chad Carlson seconded. No one opposed. The motion passed.

Airport Noise & Pollution Action Committee – ANPAC

Patty Lummis spoke about the increase in airplane noise over the butte. She mentioned ANPAC and noted that if anyone is interested in joining the committee or getting more information, she can provide more information.

Highway 22 Representative

Geoff Gottlieb volunteered to support the Board's efforts in joining with other HOAs to address traffic on Highway 22.

With no other business to discuss, the meeting adjourned at 6:00pm.